

# PUBLIC HEARING NOTICE



*Town of Walpole  
Commonwealth of Massachusetts*

## **LAND DISTURBANCE PERMIT CONSERVATION COMMISSION**

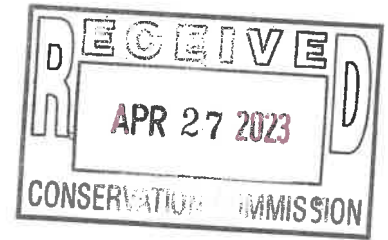
In accordance with the Walpole Stormwater and Erosion Control Bylaw and Regulations notice is hereby given of the intent of GLM Engineering Inc., on behalf of Walsh Brothers Building Co. Inc., to file a Land Disturbance Permit application for construction of a six lot single-family subdivision with roadway, grading and utilities, located at 50 High Street, Walpole, MA (Map 17, Parcel 30 & 31). Plans are on file at the Conservation Commission office. The public hearing on the above matter will be held in person on May 24, 2023 beginning at 7:10 p.m. All interested persons are requested to be present. Contact Conservation at 508-660-7253 with questions.

**John Wiley, Chairman  
Walpole Conservation Commission**



FILE

**APPLICATION  
LAND DISTURBANCE PERMIT**



**GENERAL INSTRUCTIONS**

An applicant for a land disturbance plan review must file with the Conservation Commission a completed application package, in accordance with the requirements of the Stormwater Management and Erosion Control Bylaw. Timelines concerning the review process will not begin until the Conservation Commission has determined that the application is complete.

1. Any application not accompanied by the appropriate fee shall be deemed incomplete. Payment must be made to the Town of Walpole Conservation in cash, money order, bank or certified check payable to the Town of Walpole.
2. An Applicant's failure to pay any additional review or inspection fee within five business days of receipt of the notice that further fees are required shall be grounds for disapproval.
3. The Conservation Commission will publish the public notice. The applicant shall pay costs associated with the publication requirements.

Professional review fees include engineering review, legal review, and clerical fees associated with the public hearing and permit processing. If professional fees are deemed necessary for proper review of the application, a fee estimate will be provided by a consultant chosen by the Conservation Commission. The applicant will be required to cover the costs of said consultants through an account established pursuant to G.L. c. 44§53G.

**Applicant's Name** WALSH BROTHERS Building Co. Inc

**Applicant's Address** 11 SADDLE WAY WALPOLE, MA 02081

**Applicant's Phone** 508-668-3434

**Owners' Names(s)** SAME

**Owners' Address** \_\_\_\_\_

**Owner's Phone** \_\_\_\_\_

**Representative:** ALM ENGINEERING Cons. Inc

**Address:** 19 EXCHANGE ST, HOLLISTON MA 01746



Town of Walpole  
Stormwater Management and Erosion Control Bylaw  
REGULATIONS  
(Approved 11/14/07, rev. 6/26/2019, 10/27/2021)

Phone number and email address: 508-429-1100

The Land Disturbance involves property where owner's title to the land is derived under deed from D'Attilio, dated 9/10/15, and recorded in the Norfolk County Registry of Deeds, Book 33471, Page 137, or

Land Court Certificate of Title No \_\_\_\_\_, Registered in \_\_\_\_\_ District, Book \_\_\_\_\_, Page \_\_\_\_\_.

The project is located on the parcel shown on Assessors Map 17, Parcel 30 & 31  
Project street address:

50 HIGH STREET

Give a brief summary of the nature of the project (attach separate sheet if necessary):

Proposal to develop a six lot single family  
subdivision, with roadway, grading  
AND Utilities.

Best Management Practices applied to the project (check if applied):

- |  |  |
|--|--|
| <input type="checkbox"/> Vegetative swales                       | <input type="checkbox"/> Preserve unique natural features of the site                                      |
| <input type="checkbox"/> Vegetative filter strips                | <input type="checkbox"/> Non-invasive plant species  |
| <input type="checkbox"/> Water efficient irrigation systems      | <input type="checkbox"/> Natural landscaping species   |
| <input type="checkbox"/> Pervious paving surfaces                | <input type="checkbox"/> Landscape areas that retain water and are appropriate to soils and micro-climates |
| <input checked="" type="checkbox"/> Retention basins             | <input type="checkbox"/> Buildings oriented towards the sun for energy efficiency.                         |
| <input type="checkbox"/> Bio-retention basin                     |  |
| <input type="checkbox"/> Building blended into natural features. |  |
| <input type="checkbox"/> Other: _____                            |  |

Current use of property:

2- Residential dwellings with accessory buildings



Town of Walpole  
Stormwater Management and Erosion Control Bylaw  
REGULATIONS  
(Approved 11/14/07, rev. 6/26/2019, 10/27/2021)

The changes proposed are (attach as separate sheet necessary):

SEE ATTACHED PLANS

Planned start date: JUNE 2023,

Planned completion date: JUNE 2025

Total area to be disturbed? 3.5 ± square feet. ACRES

Total area of the project site (lot(s)) 3.91 AC

Will there be disturbance of any slope greater than 25%? \_\_\_\_\_ Yes X No

If yes, give the area of the slope disturbance. \_\_\_\_\_ square feet.

List other local, state and federal permits that apply to project:

WALPOLE PLANNING BOARD

NPDES

Please list other narratives and plans (graphics) submitted with this application.

Definitive Subdivision Plans

Stormwater Management Report

Attach application fee and supporting documents.

### Certification

I, the undersigned, hereby certify that I have read and understand the requirements and conditions of the Town of Walpole Stormwater Management and Erosion Control Bylaw and that the information included in the application materials is accurate and truthful to the best of my knowledge. (sign and print name and date)

Owner Signature: John Walsh

Date: 4/26/2023

Name

JOHN WALSH

(please print)

Applicant Signature: SAME

Date: \_\_\_\_\_

Name: \_\_\_\_\_

(please print)

Filing fee \$

100.00

Check # \_\_\_\_\_

**STORMWATER OPERATION AND MANAGEMENT PLAN**

**High Meadows**  
*to be located off High Street*  
in  
**Walpole, Massachusetts**

April 26, 2023

In accordance with Standard 9 of the Massachusetts Department of Environmental Protection Stormwater Handbook (February 2008), the attached on-site maintenance program for the proposed stormwater management system has been developed to ensure the Best Management Practices (BMP's) in place will remain functioning as designed. The Plan contains both construction period operations and maintenance as well as post construction responsibilities that shall "run" with the property if ownership is transferred.

**Developer/Operator:**

John Walsh  
Walsh Brothers Building Co. Inc.  
11 Saddle Way  
Walpole, Massachusetts 02081  
Phone: 508-668-3434;

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John Walsh

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Date

**Construction Period Operation and Maintenance:**

It should be noted that the US EPA mandated NPDES stormwater program requires construction site operators engaged in clearing, grading, and excavating activities that disturb 1 acre or more, including smaller sites in a larger common plan of development or sale, to obtain coverage under an NPDES permit for their stormwater discharges. The Project is subject to this permit and therefore, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to commencement of construction. The SWPPP will contain additional construction period and post construction erosion control requirements.

**Erosion Control Barriers:**

Haybale or other approved equal siltation barrier shall be installed as shown on the site plan. These barriers shall be installed prior to the commencement of any work on-site and in accordance with the construction plans. A supply of haybales shall be kept on-site to replace and/or repair barriers that are damaged or degraded. The barriers shall be observed and maintained on a weekly basis during construction.

**Construction Entrances:**

The purpose of stabilizing entrances to a construction site is to minimize the amount of sediment leaving the area as mud and sediment attached to vehicles. The entrances shall be stabilized in accordance to the Massachusetts DEP and US EPA guidelines and will be maintained on a weekly basis during construction. A Detail is included on the Erosion Control Plan prepared for the Project.

**Sediment Traps/Basins:**

Sediment basins and rock dams can be used to capture sediment from stormwater runoff before it leaves a construction site. Both structures allow a pool to form in an excavated or natural depression, where sediment can settle. The pool is dewatered through a single riser and drainage hole leading to a suitable outlet on the downstream side of the embankment or through the gravel of the rock dam. Design a sediment trap to maximize the surface area for infiltration and sediment settling. This increases the effectiveness of the trap and decreases the likelihood of backup during and after periods of high runoff intensity. Site conditions dictate specific design criteria, but the minimum storage capacity should be 1,800 ft<sup>3</sup> per acre of total drainage area (Smolen et al., 1988). The volume of a natural sediment trap can be approximated using the following equation (Smolen et al., 1988):  $Volume (ft^3) = 0.4 \times surface\ area (ft^2) \times maximum\ pool\ depth (ft)$ . Sediment traps have a useful life of about 18 to 24 months (US EPA, 1993), but their effectiveness depends on the amount and intensity of rainfall and erosion, and proper maintenance.

**Dust Control:**

Soils information for the site indicates that it is comprised of sandy loam. Therefore, Dust control BMPs to reduce surface activities and air movement that causes dust to be generated from disturbed soil surfaces may be required. The preferred measure for dust control is sprinkling/irrigation. This is an on-going/as-needed requirement until surfaces have been stabilized. There shall be a water truck on-site available as needed.

**Diversions:**

Temporary diversion swales and mounds will be constructed to divert stormwater away from areas under construction to limit sediment transport. These diversions will be relocated as construction progresses. Stone check dams will be installed in swales as necessary to limit scour and sediment transport.

**Catch Basin Protection:**

Temporary inlet protection barriers consisting of Silt Sacks® will be placed within all constructed inlets to prevent inflow of sediments into the constructed drainage system. The barriers shall remain in place until a permanent cover is established or diversions away from the inlets are constructed. The barriers shall be observed and maintained as necessary on a weekly basis and after every rainfall of 0.5 inches or more.

**Infiltration Basins:**

During Construction, the basins shall be observed during and after all storm events to ensure there is no sediment accumulation or degradation of infiltrative surfaces. The basin bottoms shall be maintained at an elevation at least 1-foot above the proposed finished bottom elevation to protect final infiltrative surfaces. The basins will be excavated to final grades after all surfaces contributing runoff to the basins have been stabilized. Care should be taken by the contractor to prevent compaction of the final basin bottom.

**Spill Control:**

A contingency plan to address the spillage/release of petroleum products and any hazardous materials will be implemented for the site during construction. The plan will include the following measures:

- Equipment necessary to quickly attend to inadvertent spills or leaks shall be on-site in a secure but accessible location. Such equipment will include, but not be limited to, the following: urethane drain cover seals (mats), a spill containment kit which includes sand and shovels, suitable absorbent materials, storage containers, safety goggles, chemically resistant gloves and overshoe boots, water and chemical fire extinguishers, and first aid equipment.
- Spills or leaks will be treated properly according to material type, volume of spillage and location of spill. Mitigation will include preventing further spillage, containing the spilled material to the smallest practical area, removing spilled material in a safe and environmentally friendly manner, and remediating any damage to the environment.
- The contractor shall be familiar with the reporting requirements of the Massachusetts Contingency Plan (310 CMR 40.00) as issued by the Massachusetts Department of Environmental Protection (DEP); specifically Subpart C Notification of Releases and Threats of Release of Oil and Hazardous Materials and Subpart D Preliminary Response Activities and Risk Reduction Measures.
- For any large spills. The Massachusetts DEP Hazardous Waste Incident Response Group shall be notified immediately at 1-617-792-7653 and an emergency response contractor will be called in.

**Post-Construction Period Operation and Maintenance:**

**Catch Basin and Manhole Maintenance:**

<u>Activity</u>	<u>Inspection Frequency</u>
Inspect Units	4 Times per year
Clean Units	Whenever the depth of deposits is greater than ½ the sump depth (1 time per yr minimum)

**Street Sweeping:**

<u>Activity</u>	<u>Inspection Frequency</u>
Sweeping Paved surfaces	2 time per yr (spring & fall). Sweeping along South Street shall be done when necessary (no tracking of materials onto the street shall be allowed)

**Vortsentry HS36 Treatment Unit:**

<u>Activity</u>	<u>Inspection Frequency</u>
Inspect Inlet and Outlet	2 time per yr. After a heavy rain event 1" storm or larger
Inspect Access Ports for Sediment buildup & Cleanup	2 times per yr. Accumulated sediment buildup shall be Vacuumed cleaned as necessary

**Retention Basin:**

<u>Activity</u>	<u>Inspection Frequency</u>
Sediment Removal	Inspect Monthly Remove accumulated sediment buildup Grass Mowing during growing season (Keep grasses no greater than 6 inches & no lower than 3 to 4 inches)

**Stormwater Outlet Structure:**

<u>Activity</u>	<u>Inspection Frequency</u>
Inspect Outlet	1 time per yr. Remove accumulated sediment buildup at outlet and overgrown vegetation around the outlet.



**Stormwater Management Operation and Maintenance Plan**  
**Homeowners Maintenance Agreement**  
**Roof Runoff Infiltration System**  
**High Meadows**  
**Walpole, Massachusetts**

April 26, 2023

In accordance with Standard 9 of the Massachusetts Department of Environmental Protection Stormwater Handbook (February 2008), the attached on-site maintenance program for the proposed stormwater management system has been developed to ensure the Best Management Practices (BMP's) in place will remain functioning as designed. The landowner/operator, or its successors shall be responsible for financing maintenance and emergency repairs of the entire stormwater management system on their property. The Plan contains maintenance responsibilities that shall "run" with the property when the ownership is transferred.

**Responsible Operator:**

Homeowner:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

**Operation and Maintenance:**

**Gutter Cleaning:**

Gutter cleaning shall be done at least once per year, in the fall after the trees have dropped their leaves. Inspect downspouts and overflows periodically to prevent debris buildup.

**Recharge Systems (Infiltration Galley Chambers) :**

The inlet pipe and observation access port shall be inspected 4 times per year. Inspect recharge facilities following a rainfall event greater than 2.5 inches in a 24 hour period. Any accumulated debris shall be removed.

If standing water is observed for more than 72 hours following a storm event, immediately retain a qualified professional to assess whether infiltration function has been lost and develop recommended correction actions.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the chambers, clean-out should be performed. Maintenance is accomplished with the JetVac process. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles.



**Construction Erosion and Sedimentation Plan  
for  
High Meadows  
Walpole, Massachusetts**

**PREPARED FOR:**

**Walsh Brothers Building Co. Inc.  
11 Saddle Way  
Walpole, Massachusetts**

**PREPARED BY:**

**GLM Engineering Consultants, Inc.  
19 Exchange Street  
HOLLISTON, MA 01746  
(508) 429 - 1100**

**April 26, 2023**

High Meadows off High St., Walpole, MA		SITE DESCRIPTION	
Project Name and Location:	Definitive Subdivision Plan High Meadows Walpole, MA	Owner Name and Address:	Walsh Brothers Building Co. Inc. 11 Saddle Way Walpole, MA 02081
<p>Description:</p> <p>This project will consist of construction of roads, driveways, houses and grading for site development. Soil disturbing activities will include: clearing and grubbing, grading, excavation of a drainage basin, leaching structure, storm sewer, utilities, and curbing, and preparation of final grading and loaming and seeding and stabilization.</p>			
Runoff Coefficient:	The final coefficient of runoff for the site entering the basin will be $c=0.75$		
Site Area:	The project site is approximately 3.9 Acres of which 2.5 Acres will be disturbed for the proposed drives, parking and related utilities.		
Sequence of Major Activities:			
The order of activities will be as follows:			
1. Install erosion control barrier 2. Clear and Grub. 3. Process Material 4. Prepared building sites 5. subgrade road 6. install drainage system 7. install utilities		8. install water and sewer 9. install gravel bae 10. install binder coarse 11. install curbing 12. loam and seed shoulders 13. install walks 14. Finish pavement 15. cleanup	
<b>CONTROLS</b>			
Erosion and Sediment Controls			
Stabilization Practices			
<p>Temporary Stabilization – Temporary vegetation cover shall be established on all disturbed areas where construction activities temporarily cease for at least 30 days, areas will be stabilized with temporary seed. If the season prevents the establishment of a vegetative cover, disturbed areas shall be mulched and then seeded when weather conditions allow.</p> <p>The temporary seed shall be Rye (grain) applied at the rate of 120 pounds per acre. Prior to seeding, 2,000 pounds of ground agricultural limestone and 1000 pounds of 10- 10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight. Areas of the site which are to be paved will be temporarily stabilized by applying stone sub-base until bituminous pavement can be applied.</p> <p>Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 14 days after the last construction activity. The permanent seed mix shall consist of 80 lbs/acre tall fescue, and 40 lbs/acre kobe lespedeza. Prior to seeding, 4,000 pounds of ground agricultural limestone and 2.000 pounds of 10-10-10 fertilizer shall be applied to each acre to be stabilized. After seeding, each area shall be mulched with 4.000 pounds per acre of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight, hydro seeding is an acceptable equivalent.</p>			

High Meadows off High St., Walpole, MA    CONTROLS (Continued)
Structural Practices
Siltation Barrier shall be as shown on the approved design plans.
Storm Water Management
Storm water drainage will be provided by curb and gutter, storm sewer and catch basins for the developed areas. The areas which are not developed will be graded and have permanent seeding or plantings. When construction is complete the entire site will drain to drainage basins. When upslope areas are stabilized, the accumulated sediment will be removed from the sediment basin, and the areas on the sides of the basin will be planted with vegetation. It is expected that design will result in an 80 percent removal of total suspended solids from the site's storm water runoff. The basins have been designed by a professional engineer to keep peak flow rates from the two and ten year 24 hour storms at their pre-development rates.
OTHER CONTROLS
<p>Waste Disposal:</p> <p>Waste Materials All waste materials will be collected and stored in a securely lidded metal dumpster. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as necessary, and the trash will be legally hauled away to a disposal facility. No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer. The individual who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.</p> <p>Hazardous Waste All hazardous waste materials will be disposed of in the manner specified by local or State regulations and by the manufacturer. Site personnel will be instructed in these practices, the individual who manages day-to-day site operations, will be responsible for seeing that these practices are followed.</p> <p>Sanitary Waste All sanitary waste will be collected from the portable units a minimum of three times per week by a licensed sanitary waste management contractor, as required by local regulation.</p>
<p>Offsite Vehicle Tracking:</p> <p>A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. The paved street adjacent to the sites entrance will be swept daily or as needed to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.</p>

## High Meadows off High St., Walpole, MA MAINTENANCE/INSPECTION PROCEDURES

### Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected at least every 7 days and following any storm event of 1/2 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from erosion barriers when it has reached one third the height of the barrier.
- Erosion barriers will be inspected for depth of sediment tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector is attached.
- The site superintendent when selected will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report
- Personnel selected for inspection and maintenance responsibilities will receive training from the Site Superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

### Non-Storm Water Discharges

It's expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushing.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater from dewatering excavation (if necessary).
- All non-storm water discharges will be directed to the sediment basin prior to discharge.

High Meadows off High St., Walpole, MA INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Paints enamel and latex
- Detergents
- Concrete
- Tar

- Fertilizers
- Petroleum Based Products
- Cleaning Solvents
- Wood
- Masonry Block

**SPILL PREVENTION**

**If a hazardous material spill occurs and/or other environmental hazard, the Walpole Fire Department should be called at (508) 668-0260 or 911.**

**Material Management Practices**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

**Good Housekeeping:**

The following good housekeeping practices will be followed onsite during the construction project.

- An effort will be made to store only enough product required to do the job
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure
- Products will be kept in their original containers with the original manufacturer's label
- Substances will not be mixed with one another unless recommended *by* the manufacturer
- Whenever possible, all of a product will be used up before disposing of the container
- Manufacturers recommendations for proper use and disposal will be followed
- The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

**Hazardous Products:**

These practices are used to reduce the risk associated with hazardous materials.

- Products will be kept in original containers unless they are not re-sealable
- Original labels and material safety data will be retained: they contain important product information
- If surplus product must be disposed of, manufacturers or local and State recommended methods for proper disposal will be followed.

High Meadows off High St., Walpole, MA    SPILL PREVENTION (Continued)
Product Specific Practices
<p>The following product specific practices will be followed onsite:</p> <p><u>Petroleum products:</u> All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.</p> <p><u>Fertilizers:</u> Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or trailer. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.</p> <p><u>Paints:</u> All containers will be tightly sealed and stored when not required for use. Excess paint will <b>not</b> be discharged to the storm sewer system, but will be properly disposed of according to manufacturers' instructions or State and local regulations.</p>
Spill Control Practices
<p>In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:</p> <ul style="list-style-type: none"> <li>• Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.</li> <li>• Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and metal trash containers specifically for this purpose.</li> <li>• All spills will be cleaned up immediately after discovery.</li> <li>• The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.</li> <li>• Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.</li> <li>• The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.</li> </ul>
30 West Mill Street, Medfield, MA



POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or Supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed(Permit Holder): \_\_\_\_\_

Company & Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Date: \_\_\_\_\_

CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharge associated with industrial activity from the construction site identified as part of this certification.

Signature	For (Company Address)	Responsible for (Work being done)

High Meadows off High St., Walpole, MA

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF  
A RAINFALL EVENT OF 1/2-INCH OR MORE

INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

DAYS SINCE LAST RAINFALL: \_\_\_\_\_ AMOUNT OF LAST RAINFALL: \_\_\_\_\_

STABILIZATION MEASURES

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION
Roadway					
Siltation Barrier Grass Slope of Perimeter					
Temporary Siltation Basins					
Detention Basin					

STABILIZATION REQUIRED:

TO BE PERFORMED BY:

ON OR BEFORE:

High Meadows off High St., Walpole, MA

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

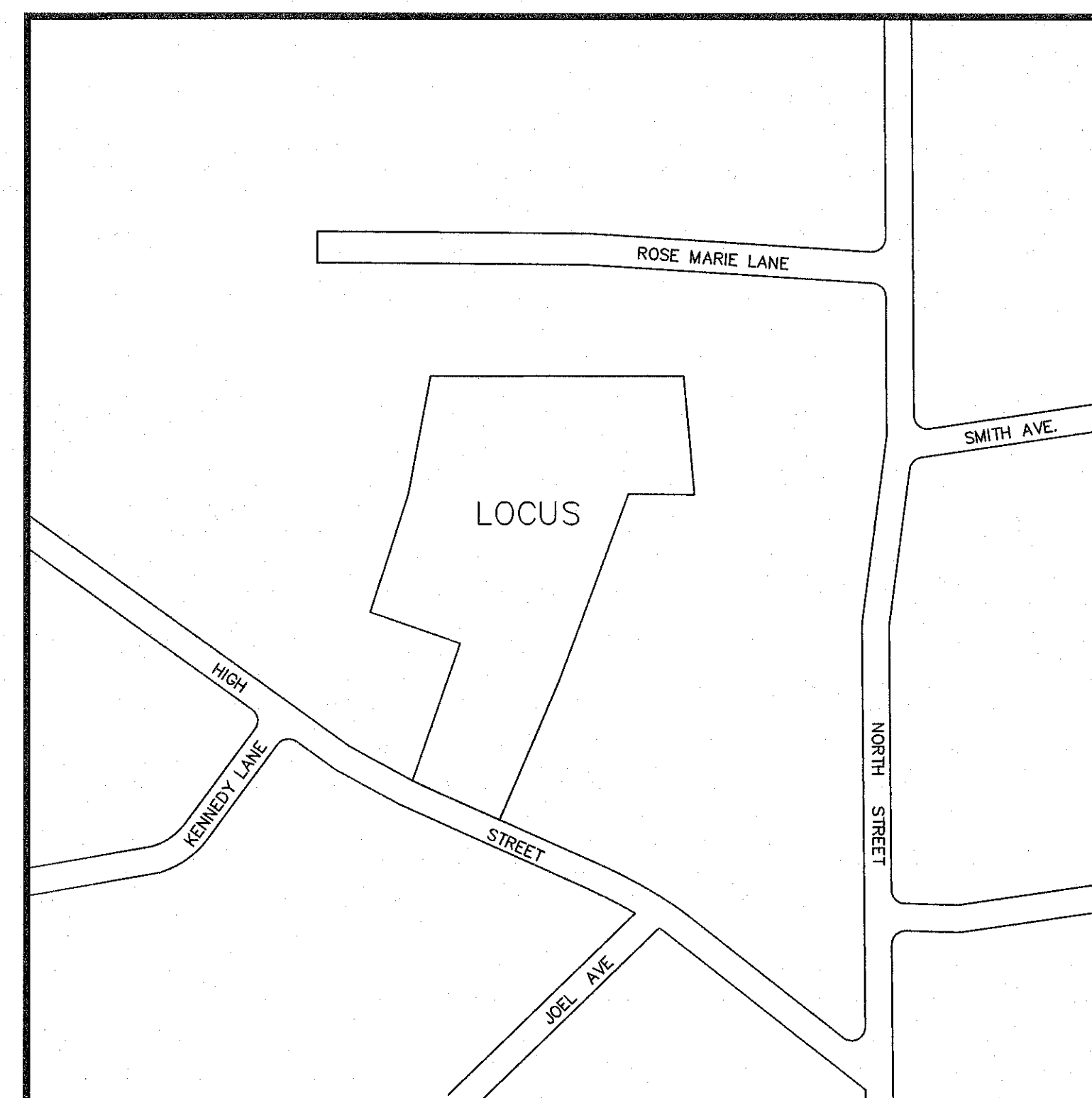
REASONS FOR CHANGES:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of this person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DEFINITIVE SUBDIVISION PLAN  
"HIGH MEADOWS"  
6 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
WALPOLE, MASSACHUSETTS

Date: September 21, 2015  
Revised: December 23, 2015  
January 20, 2016  
April 26, 2023



LOCUS MAP  
1"=200'

OWNER(LOT 1):  
WALSH BROTHERS BUILDING CO. INC.  
54 HIGH STREET  
WALPOLE, MASSACHUSETTS

OWNER(PARCEL C)  
50 HIGH STREET REALTY TRUST  
50 HIGH STREET  
WALPOLE, MASSACHUSETTS

DEED REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
BOOK 9256, PAGE 41

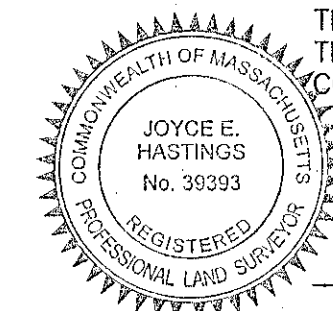
PLAN REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
1. FILED AS NO. 20 OF 1984, PL. BK. 307  
2. FILED AS NO. 966-1948, BK. 2787, PG 488

ASSESSORS REFERENCE:  
MAP 17, PARCEL 30  
MAP 17, PARCEL 31

ZONING CLASSIFICATION:  
RESIDENCE B DISTRICT (RB)  
AREA: 20,000 S.F.  
FRONTAGE: 125 FT.  
CIRCLE: 100 FT. DIA.  
SETBACKS:  
FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 30 FT.

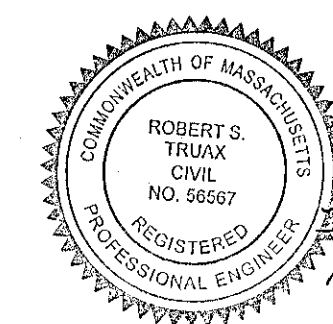
I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S.

4/26/23  
DATE



*Robert S. Truax*  
ROBERT S. TRUAX, P.E.

4/26/23  
DATE

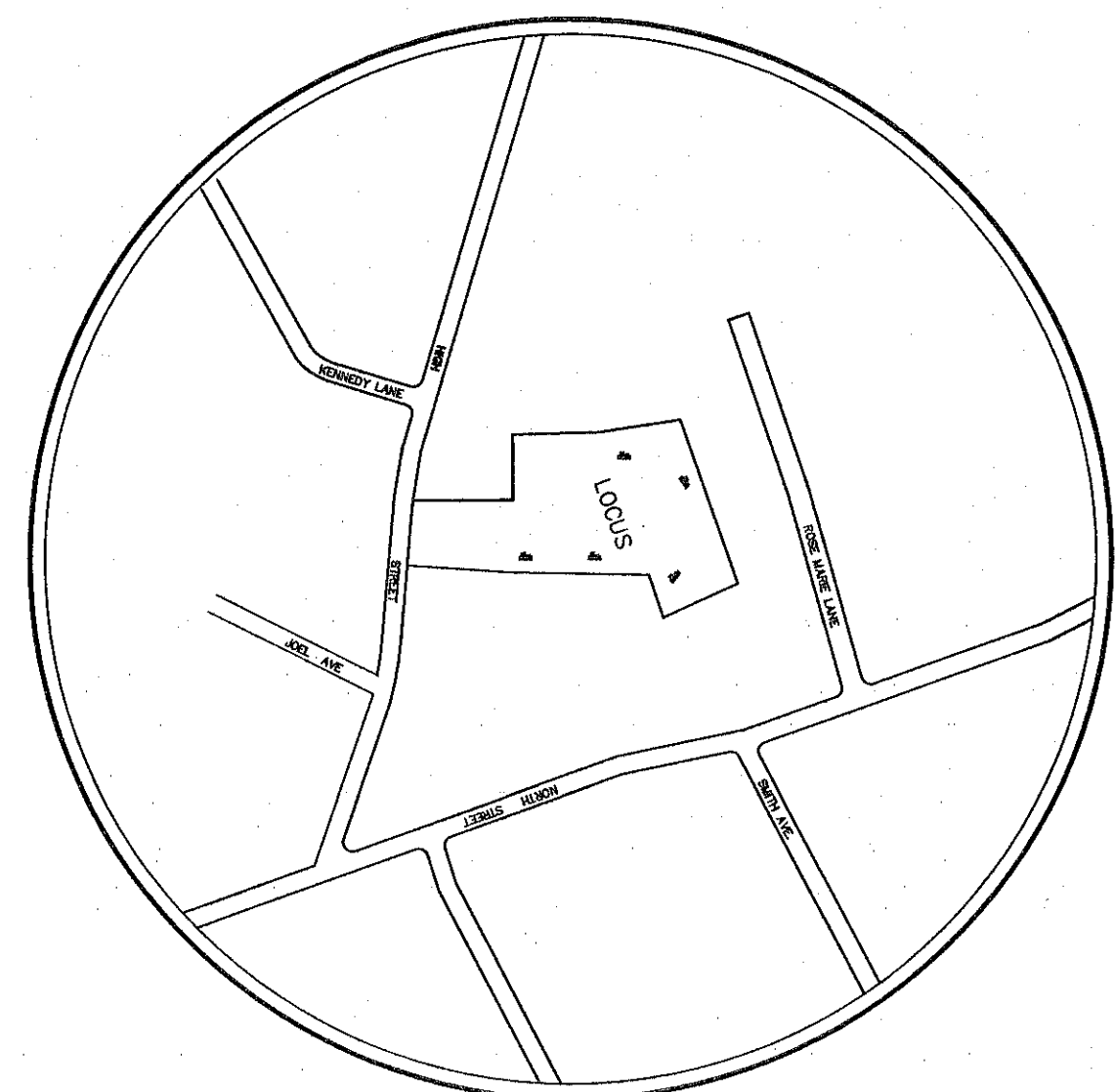
APPLICANT:  
WALSH BROTHERS BUILDING CO. INC.  
11 SADDLE WAY  
WALPOLE, MA 02081

PREPARED BY:  
**GLM** ENGINEERING  
CONSULTANTS, INC.  
19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

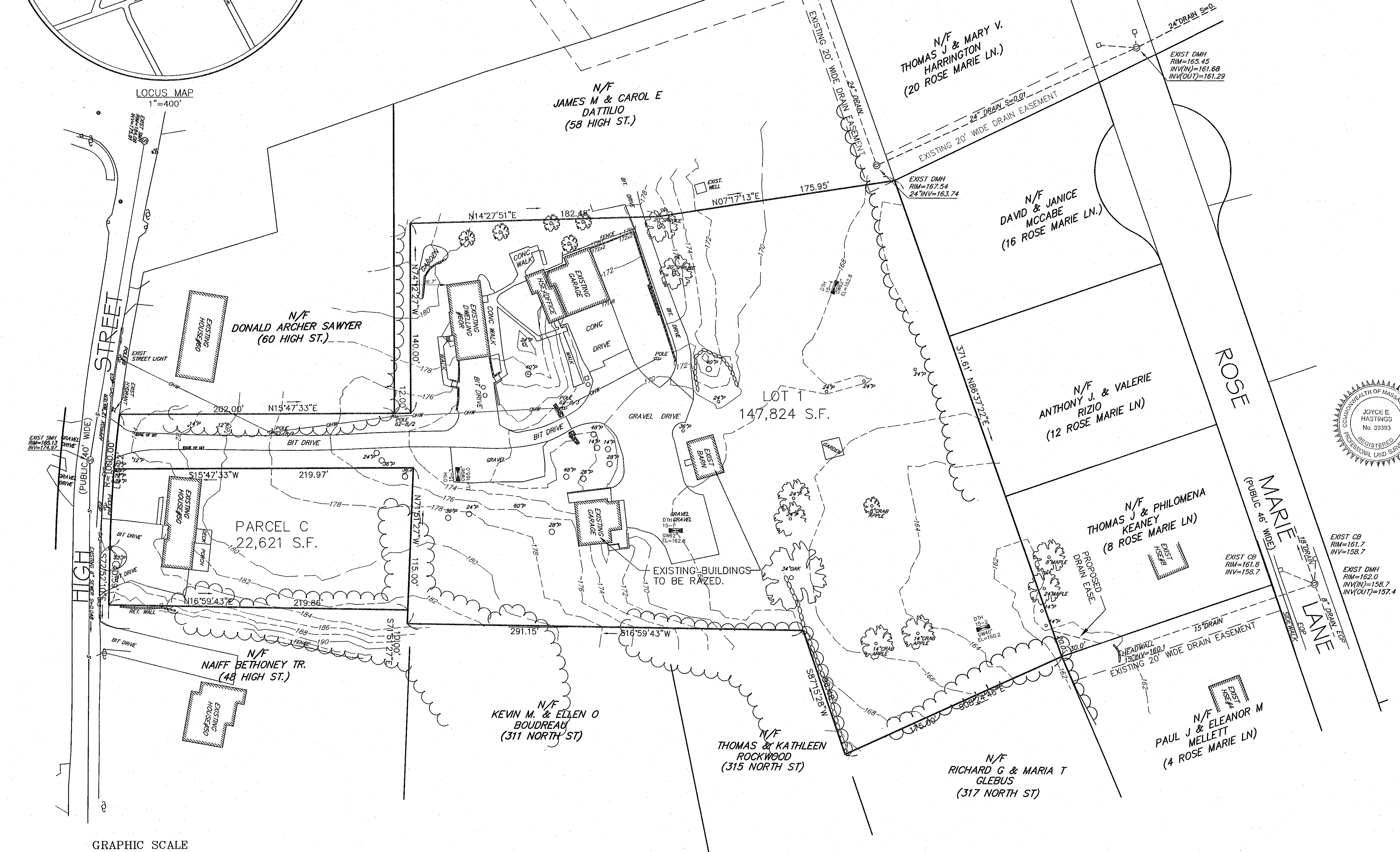
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PLAN OF LAND
4	GRADING, DRAINAGE & UTILITIES
5	PLAN & PROFILE
6	EROSION CONTROL PLAN
7	SITE DETAILS 1
8	SITE DETAILS 2
9	SITE DETAILS 1
10	SITE DETAILS 2
11	SITE DETAILS 1
12	SITE DETAILS 2

JOB No. 15401
SCALE: AS SHOWN
DATE: AS NOTED
PLAN SHEET NO. <b>1 of 12</b>
GLM PLAN NO. <b>26,950</b>

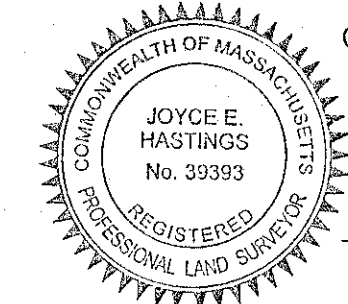


LEGEND	
	DENOTES GRANITE BOUND TO BE SET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	UTILITY POLE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED SLOPED GRANITE CURB



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.  
DATE 4/26/23

OWNER(LOT 1):  
WALSH BROTHERS BUILDING CO. INC.  
54 HIGH STREET  
WALPOLE, MASSACHUSETTS

OWNER(PARCEL C):  
50 HIGH STREET REALTY TRUST  
50 HIGH STREET  
WALPOLE, MASSACHUSETTS

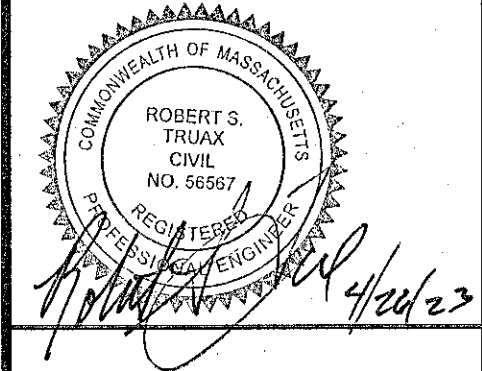
DEED REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
BOOK 9256, PAGE 41

PLAN REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
1. FILED AS NO. 20 OF 1984, PL. BK. 307  
2. FILED AS NO. 966-1948, BK. 2787, PG 488

ASSESSORS REFERENCE:  
MAP 17, PARCEL 30  
MAP 17, PARCEL 31

ZONING CLASSIFICATION:  
RESIDENCE B DISTRICT (RB)  
AREA: 20,000 S.F.  
FRONTAGE: 125 FT.  
CIRCLE: 100 FT. DIA.  
SETBACKS:  
FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 30 FT.

REVISIONS	
No.	DESCRIPTION
1	REVISED PER PLG BRD COMMENTS
2	REVISED PER ENG. COMMENTS
3	LAND DISTURBANCE APPLICATION



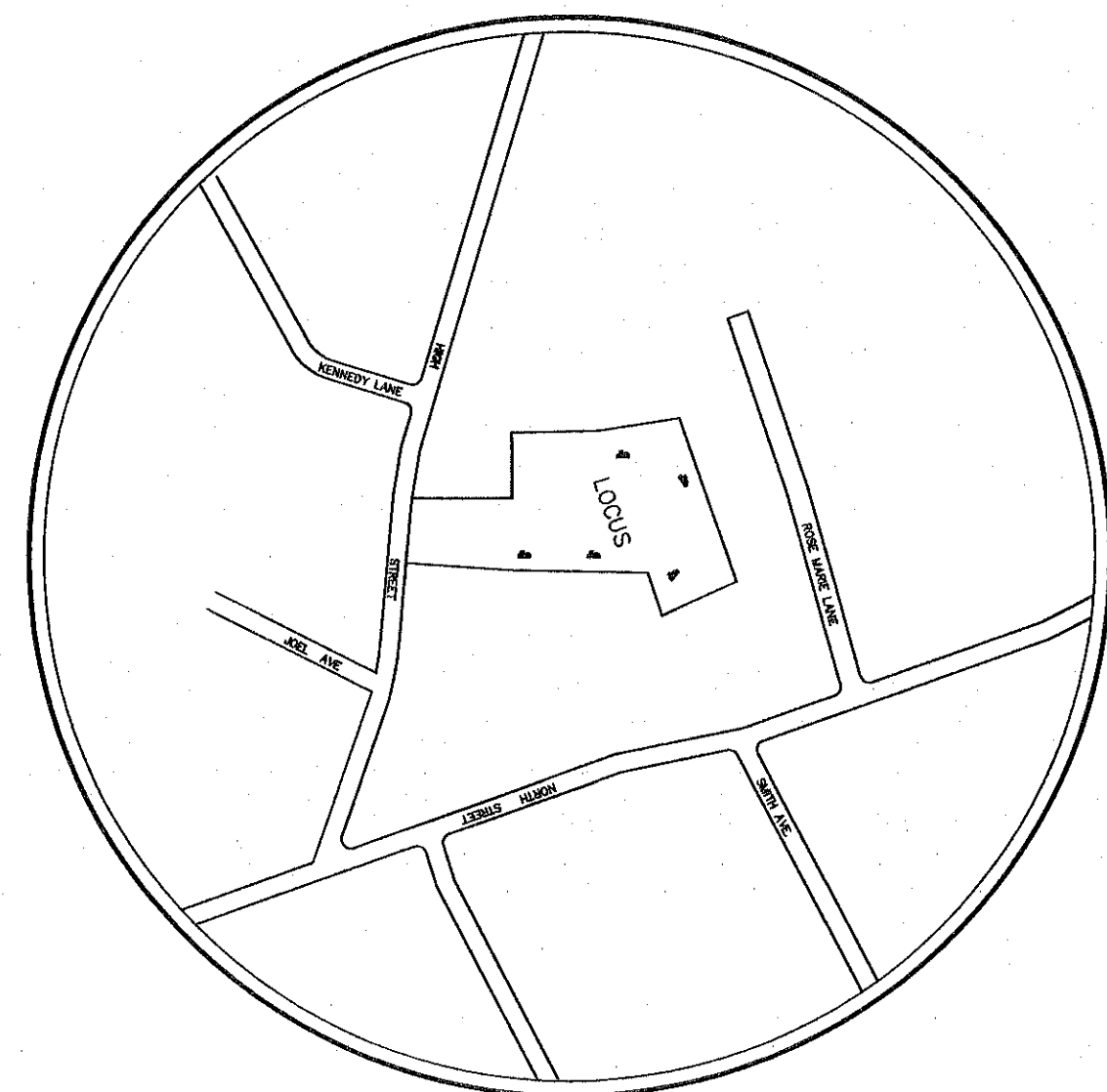
# DEFINITIVE SUBDIVISION PLAN "HIGH MEADOWS" WALPOLE, MASSACHUSETTS

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

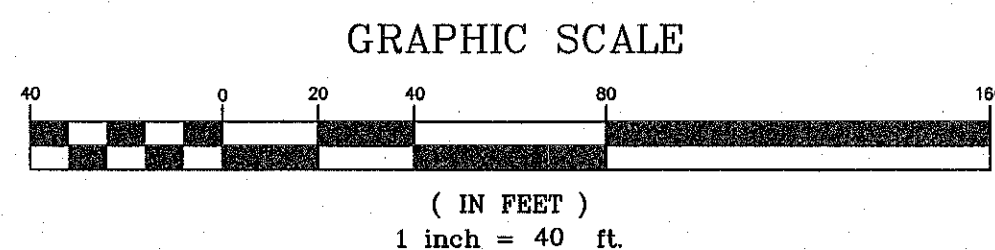
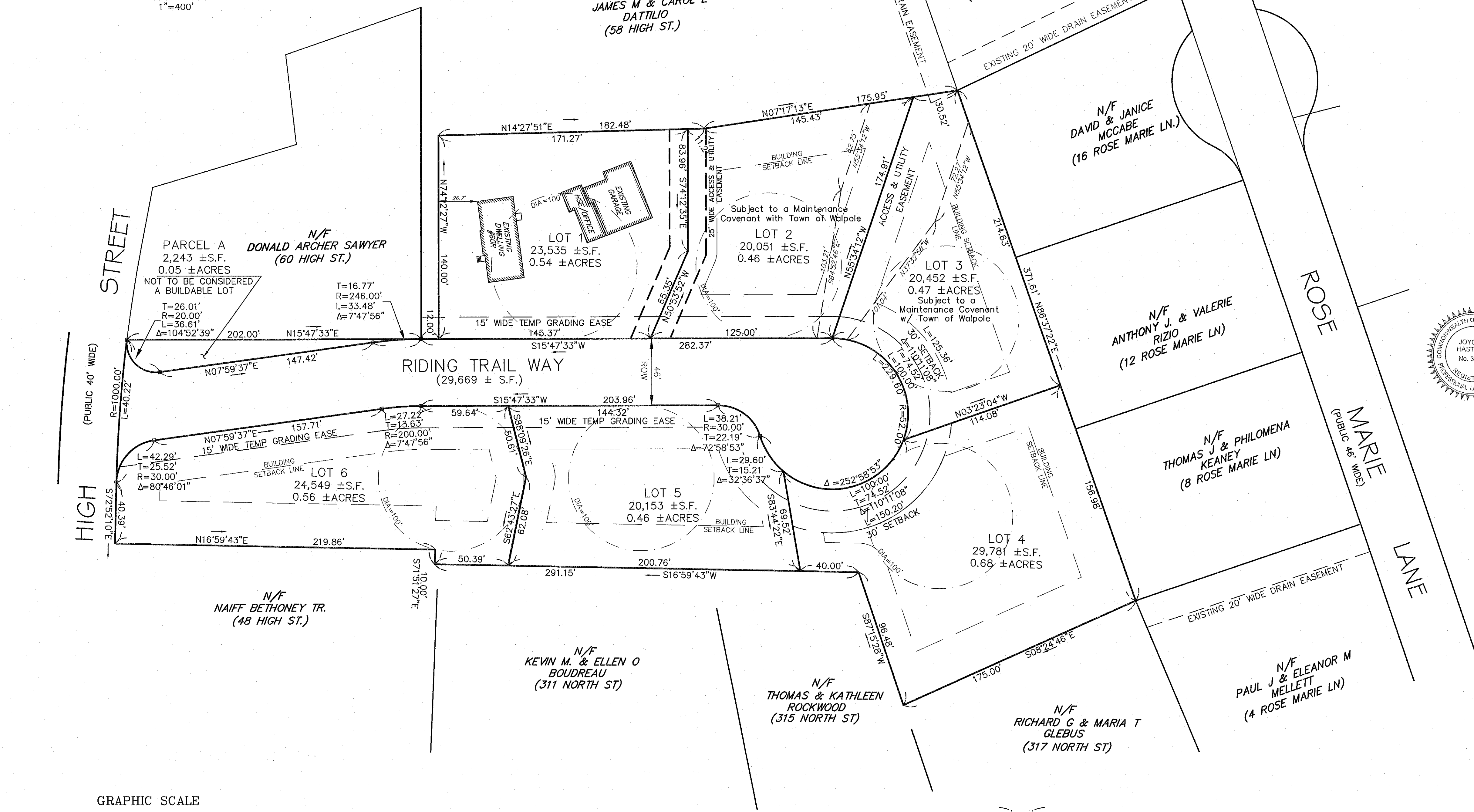
DRW.:	RST
JOB No.	15,401
DATE:	Sept. 21, 2015
SCALE:	1"=40'
SHEET:	2 of 12
PLAN #:	26,950

EXISTING CONDITIONS



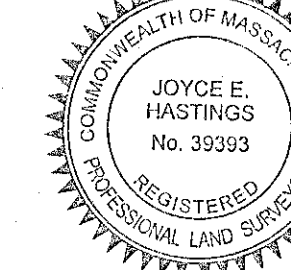


LOCUS MAP  
1"=400'



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.  
DATE 4/26/23

OWNER(LOT 1):  
WALSH BROTHERS BUILDING CO. INC.  
54 HIGH STREET  
WALPOLE, MASSACHUSETTS

OWNER(PARCEL C):  
50 HIGH STREET REALTY TRUST  
50 HIGH STREET  
WALPOLE, MASSACHUSETTS

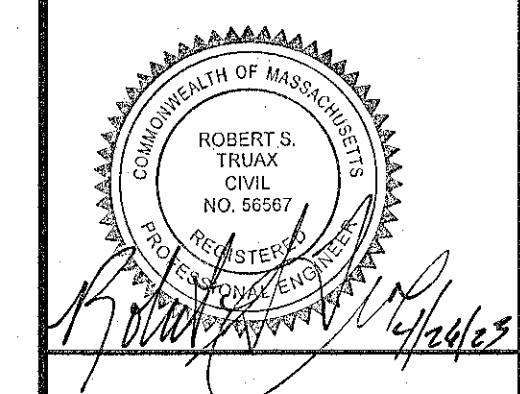
DEED REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
BOOK 9256, PAGE 41

PLAN REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
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ASSESSORS REFERENCE:  
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MAP 17, PARCEL 31

ZONING CLASSIFICATION:  
RESIDENCE B DISTRICT (RB)  
AREA: 20,000 S.F.  
FRONTAGE: 125 FT.  
CIRCLE: 100 FT. DIA.  
SETBACKS:  
FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 30 FT.

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/15	REVISED PER PLG BRD COMMENTS
2	01/20/16	REVISED PER ENG. COMMENTS
3	03/26/23	LAND DISTURBANCE APPLICATION



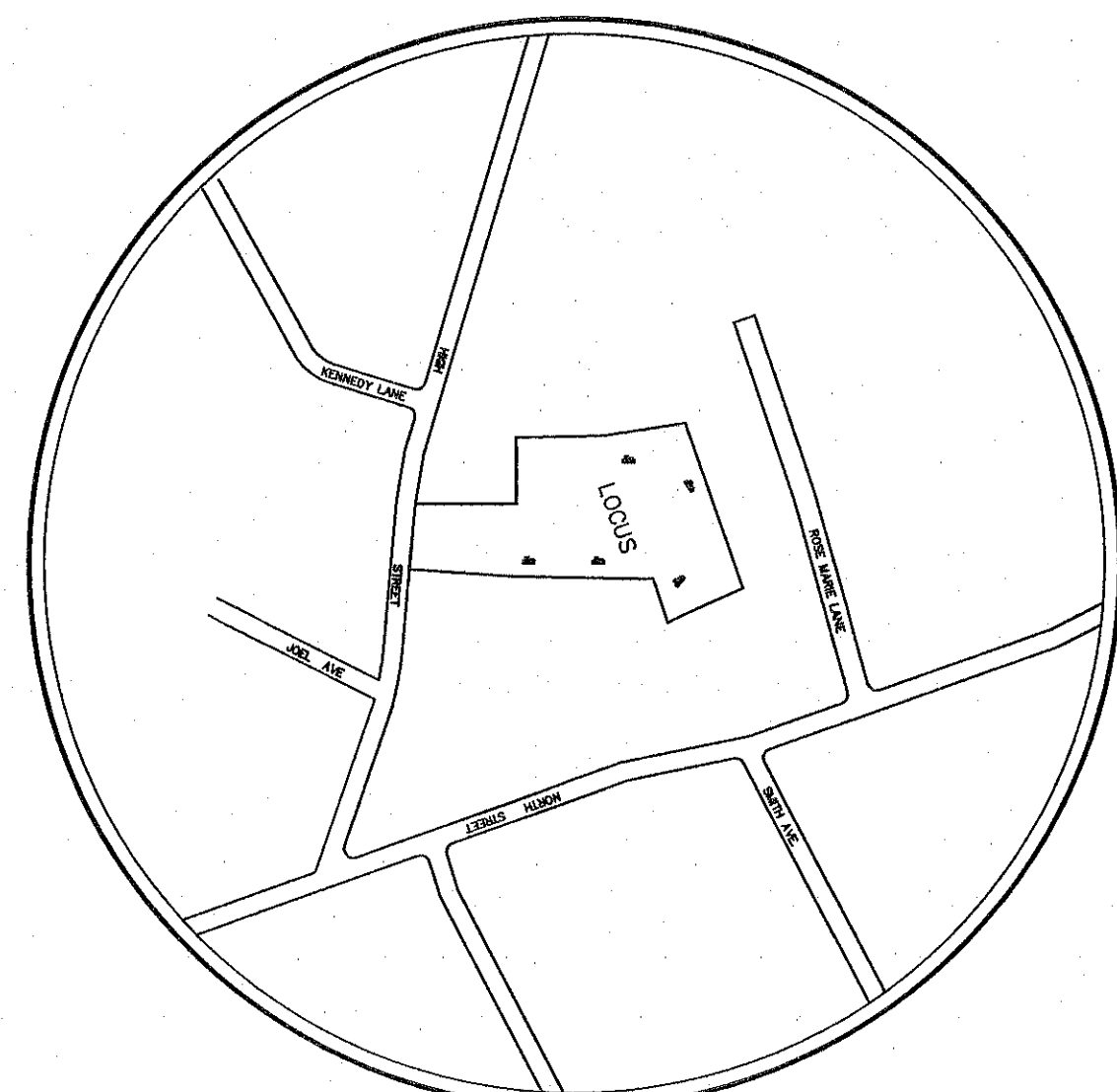
# DEFINITIVE SUBDIVISION PLAN "HIGH MEADOWS" WALPOLE, MASSACHUSETTS

PREPARED FOR:  
WALSH BROTHERS BUILDING CO INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

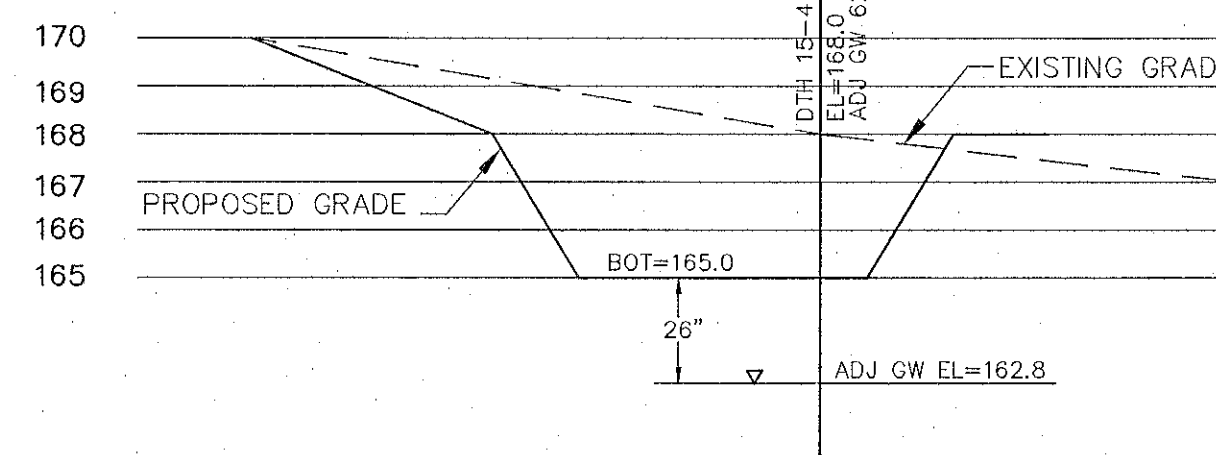
DRW: RST
JOB No. 15,401
DATE: Sept. 21, 2015
SCALE: 1"=40'
SHEET: 3 of 12
PLAN #: 26,950

LAYOUT



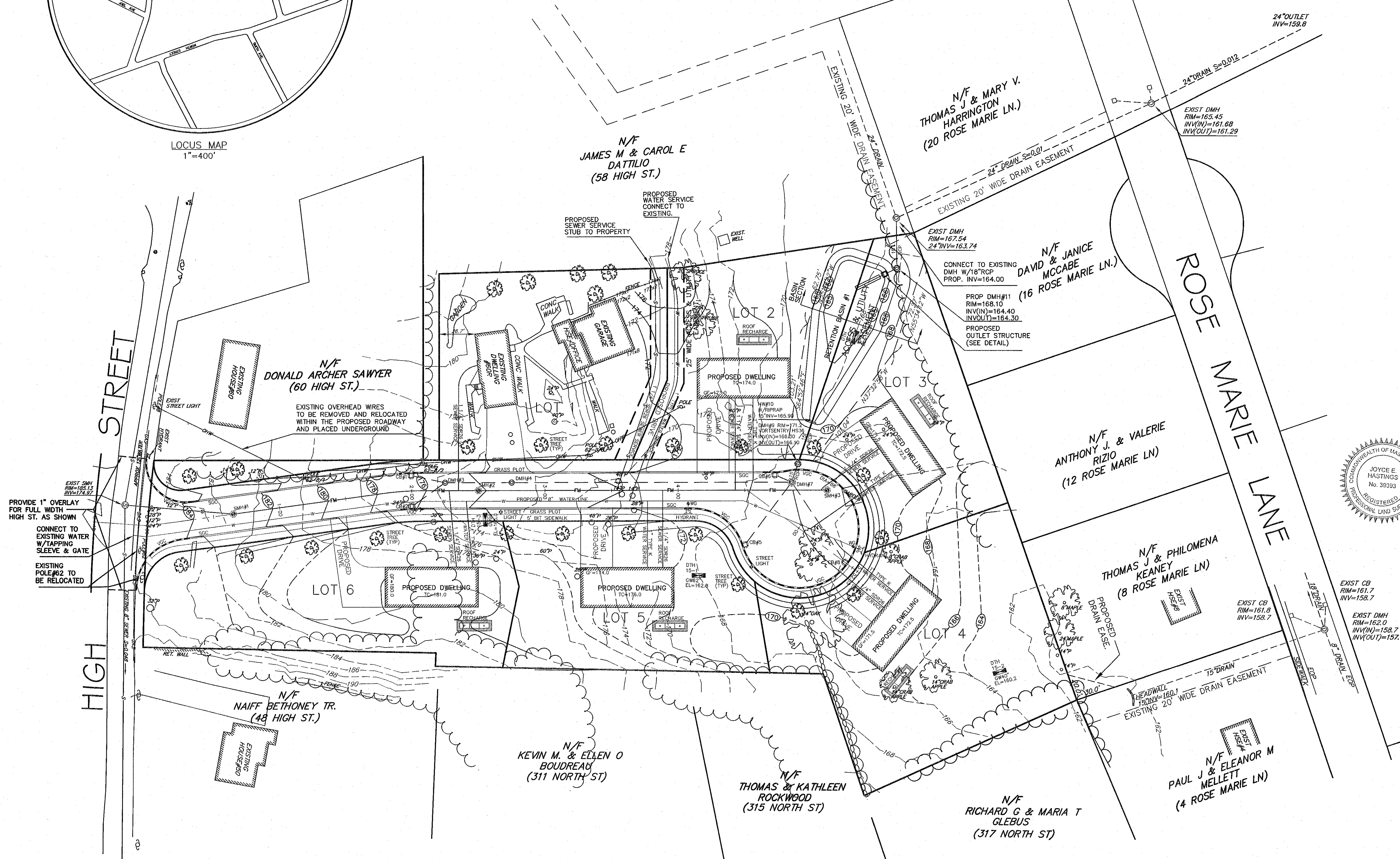
LOCUS MAP  
1"=400'

LEGEND	
	DENOTES GRANITE BOUND TO BE SET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED WATER GATE
	UTILITY POLE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED SLOPED GRANITE CURB



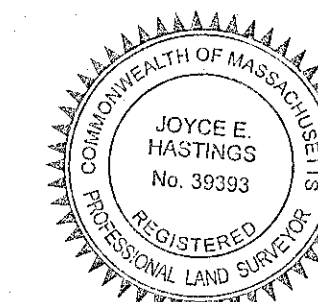
DRAINAGE BASIN SECTION

SCALE: Horiz: 1"=20'; Vert: 1"=4'



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

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JOYCE E. HASTINGS P.L.S.  
DATE: 4/22/23

OWNER(LOT 1):  
WALSH BROTHERS BUILDING CO. INC.  
54 HIGH STREET  
WALPOLE, MASSACHUSETTS

OWNER(PARCEL C):  
50 HIGH STREET REALTY TRUST  
50 HIGH STREET  
WALPOLE, MASSACHUSETTS

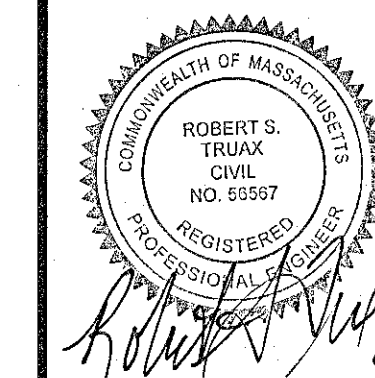
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REAR: 30 FT.

REVISIONS		DESCRIPTION
No.	DATE	REVISIONS
1	12/23/15	REVISED PER PLG BRD COMMENTS
2	01/20/16	REVISED PER ENG. COMMENTS
3	03/26/23	LAND DISTURBANCE APPLICATION



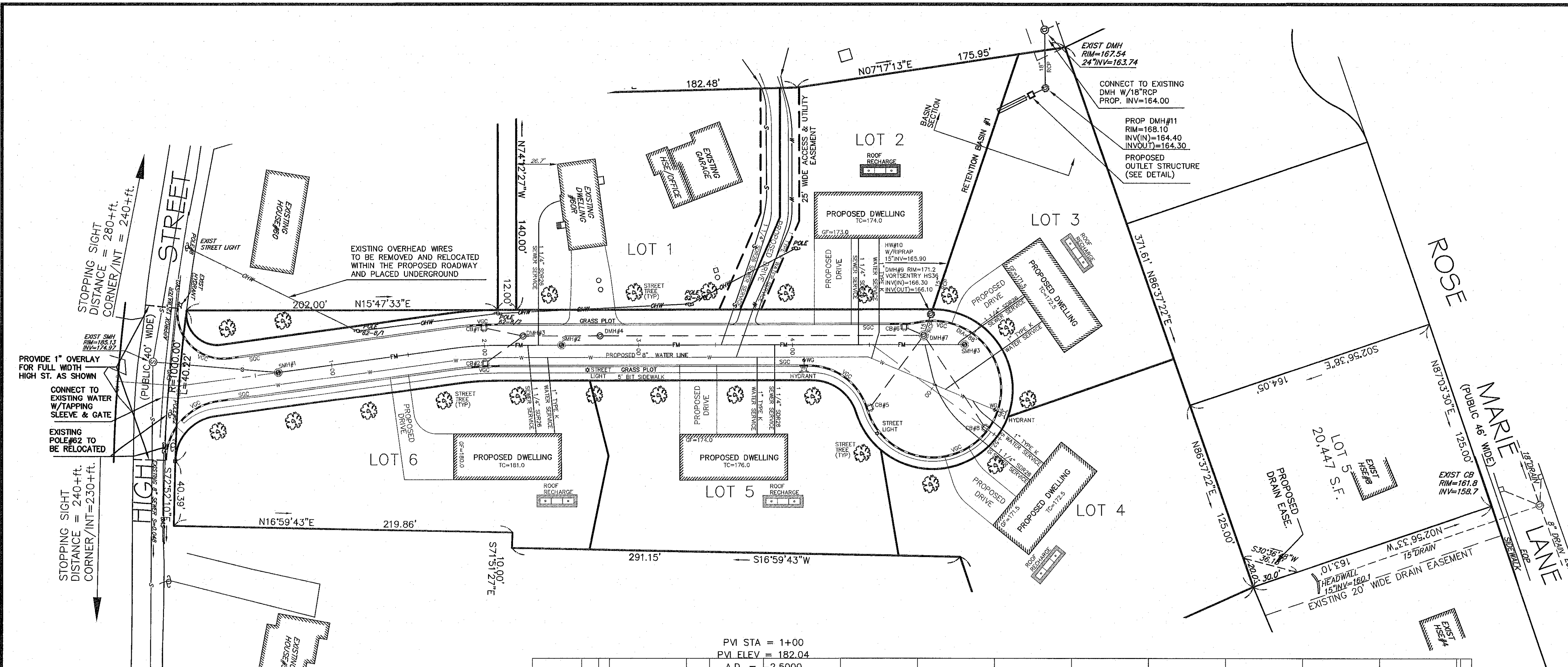
DEFINITIVE SUBDIVISION PLAN  
"HIGH MEADOWS"  
WALPOLE, MASSACHUSETTS

PREPARED FOR:  
WALSH BROTHERS BUILDING CO INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
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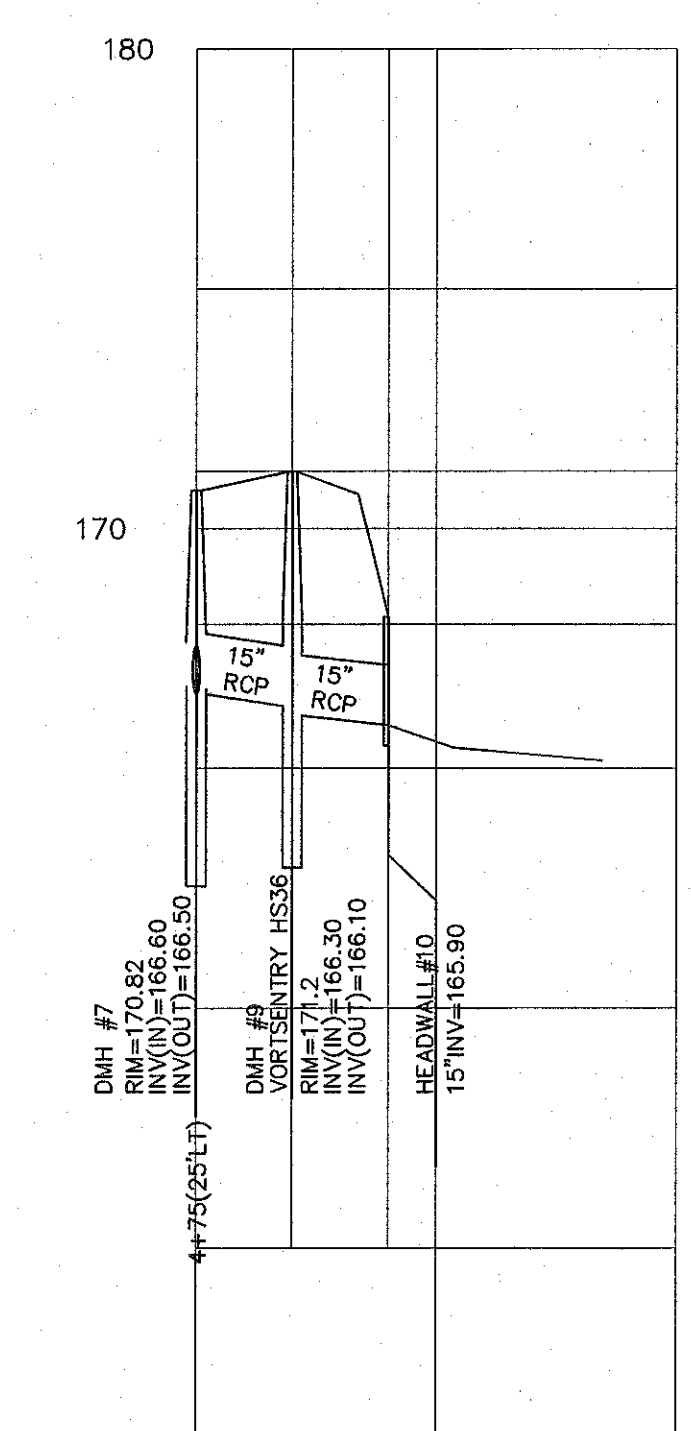
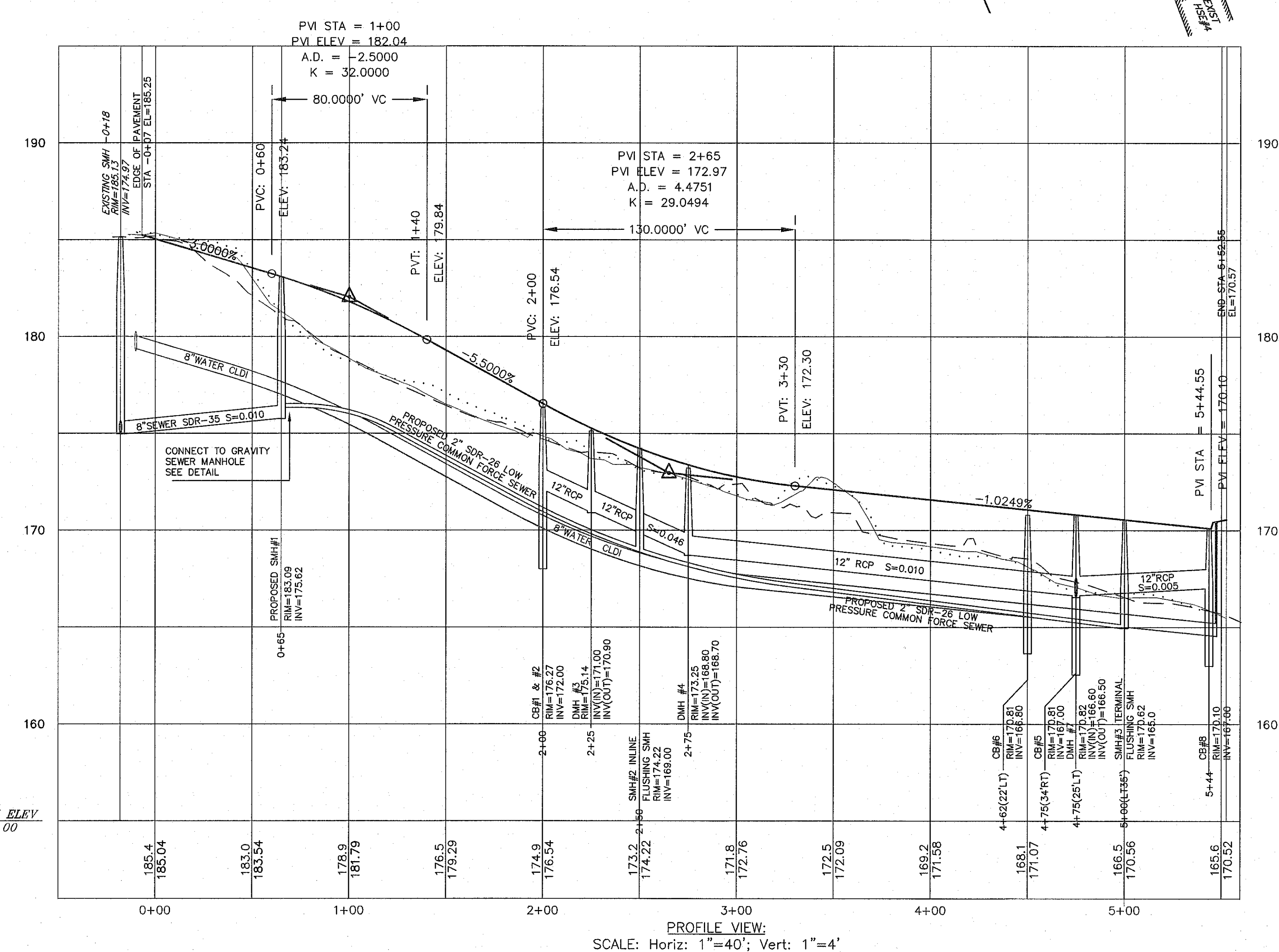
DRW.: RST
JOB No. 15,401
DATE: Sept. 21, 2015
SCALE: 1"=40'
SHEET: 4 of 12
PLAN #: 26,950





**NOTES:**

1. All work shall be performed in conformity with the approved Definitive Plan and the specifications and other construction requirements of the Engineering Department, and to the satisfaction of that Department and the Board.
2. All street trees required to be planted shall be minimum of eight (8) feet in height (or a minimum of one and one-half (1 1/2) inches in diameter measured one foot above the ground), and spaced approximately fifty (50) feet apart. They shall be planted on the lots approximately ten (10) feet, no more than twenty (20) feet behind the exterior street lines.
3. The existing water service for 60R High Street shall be verified prior to construction. The owner/contractor shall install a new service connection from the proposed water main.



**PLAN & PROFILE**

REVISIONS		DESCRIPTION
No.	DATE	REVISIONS
1	12/23/15	REVISED PER PLG BRD COMMENTS
2	01/20/16	REVISED PER ENG. COMMENTS
3	03/26/23	LAND DISTURBANCE APPLICATION

**DEFINITIVE SUBDIVISION PLAN**  
**"HIGH MEADOWS"**  
**WALPOLE, MASSACHUSETTS**

PREPARED FOR:  
 WALSH BROTHERS BUILDING CO INC.  
 11 SADDLE WAY  
 WALPOLE, MASSACHUSETTS 02081

**GLM Engineering Consultants, Inc.**  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746  
 P: 508-429-1100  
 F: 508-429-7160  
 www.GLMengineering.com

DRW.: RST

JOB No. 15,401

DATE: Sept. 21, 2015

SCALE: 1"=40'

SHEET: 5 of 12

PLAN #: 26,950

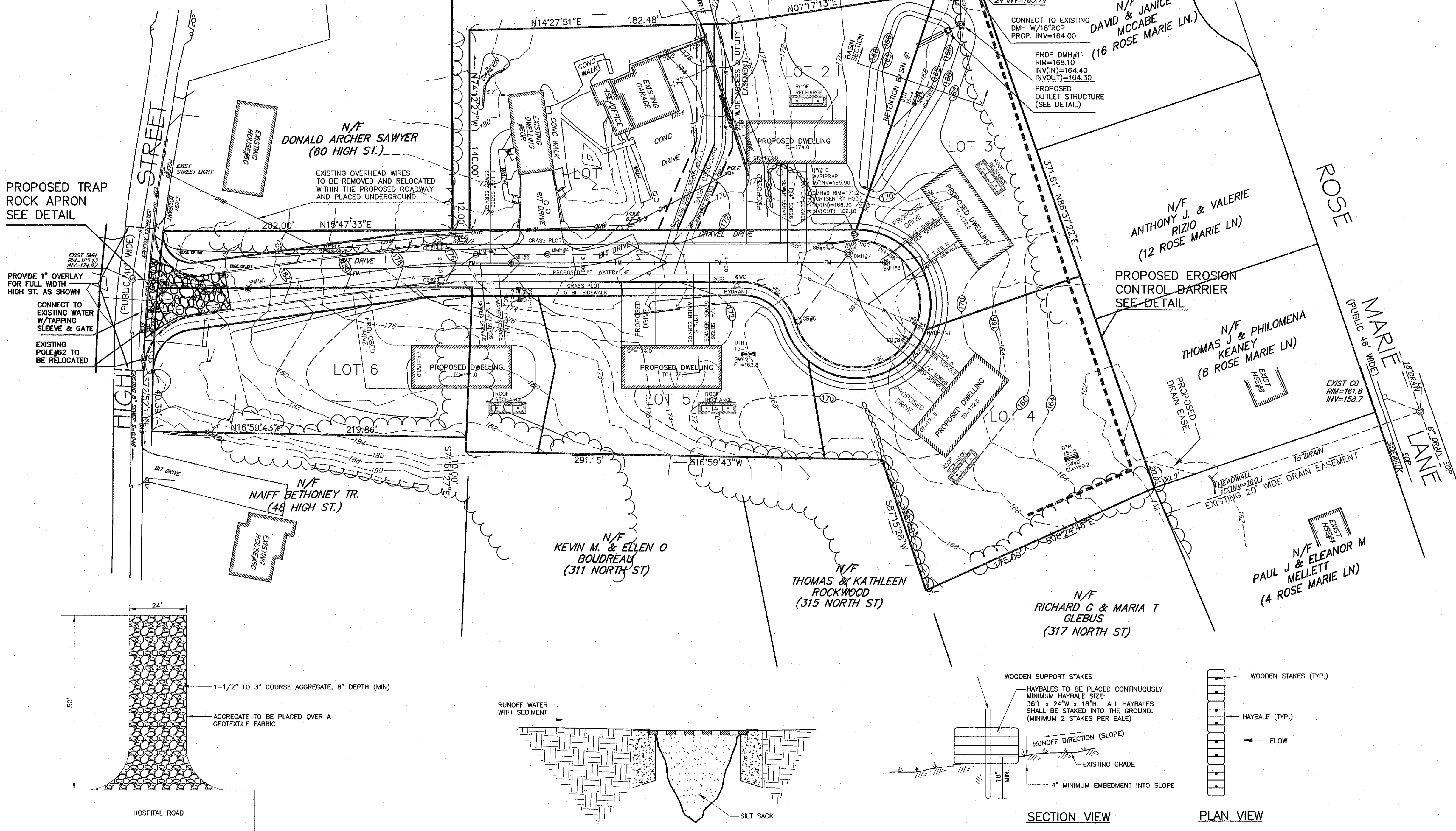


EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO COMMENCEMENT OF ANY WORK EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. ALL SILTATION AND EROSION CONTROLS AS SPECIFIED ON THE PLANS SHALL BE EMPLOYED.
2. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF WALPOLE PLANNING BOARD REPRESENTATIVE.
3. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
4. THE FIRST FIFTY (50) FEET OF THE PROPOSED ROADWAY ENTRANCE AT SOUTH STREET SHALL BE COVERED WITH EIGHT (8) INCHES OF 1 1/2 INCH TO 3 INCH CRUSHED STONE TO STABILIZE THE AREA.
5. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
6. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, SILT SACKS SHALL BE INSTALLED FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)

EROSION CONTROL MAINTENANCE:

THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES, SILT FENCE AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.



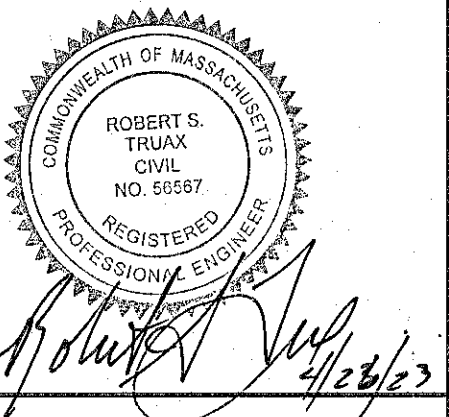
TRAP ROCK APRON CONSTRUCTION ENTRANCE  
NOT TO SCALE

SILT SACK CATCH BASIN INLET  
NOT TO SCALE

SILT BARRIER-HAYBALE DETAIL  
NOT TO SCALE

EROSION CONTROL PLAN

REVISIONS		DESCRIPTION
No.	DATE	
1	12/23/15	REVISED PER PLG BRD COMMENTS
2	01/20/16	REVISED PER ENG. COMMENTS
3	03/28/23	LAND DISTURBANCE APPLICATION



DEFINITIVE SUBDIVISION PLAN  
"HIGH MEADOWS"  
WALPOLE, MASSACHUSETTS

OWNER(LOT 1):  
WALSH BROTHERS BUILDING CO. INC.  
54 HIGH STREET  
WALPOLE, MASSACHUSETTS

OWNER(PARCEL C):  
50 HIGH STREET REALTY TRUST  
50 HIGH STREET  
WALPOLE, MASSACHUSETTS

DEED REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
BOOK 9256, PAGE 41

PLAN REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
1. FILED AS NO. 20 OF 1984, PL. BK. 307  
2. FILED AS NO. 966-1948, BK. 2787, PG 488

ASSESSORS REFERENCE:  
MAP 17, PARCEL 30  
MAP 17, PARCEL 31

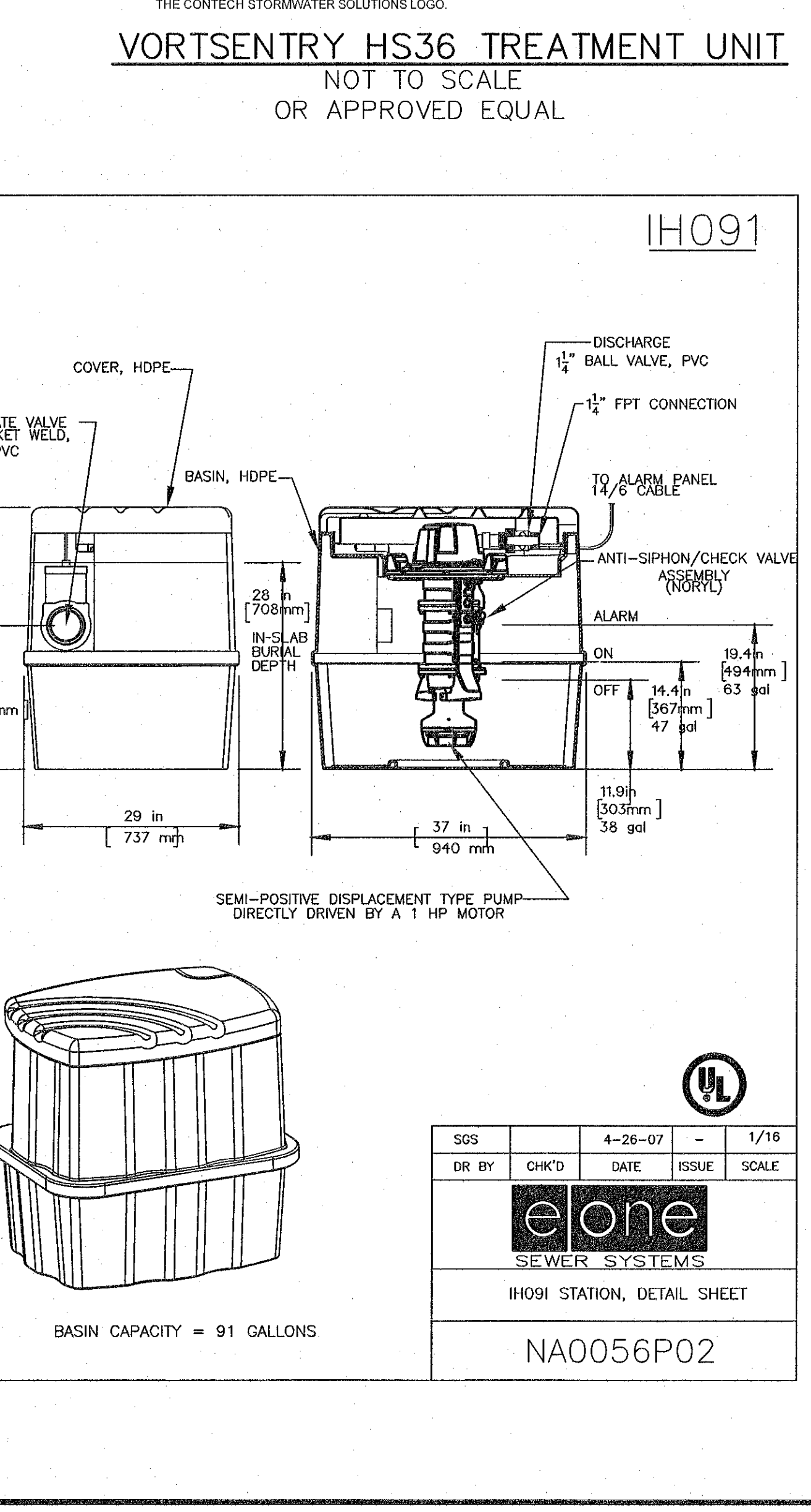
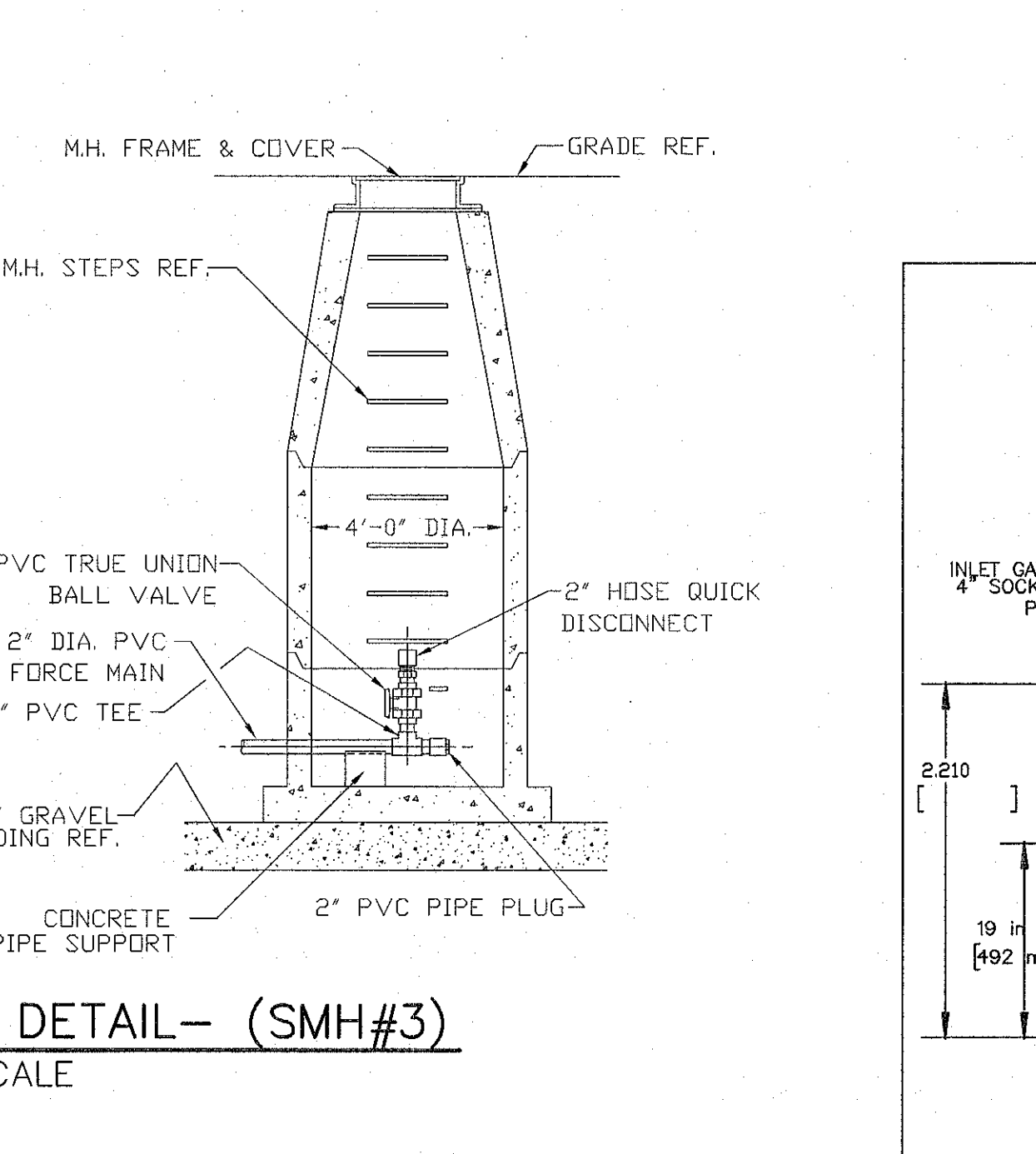
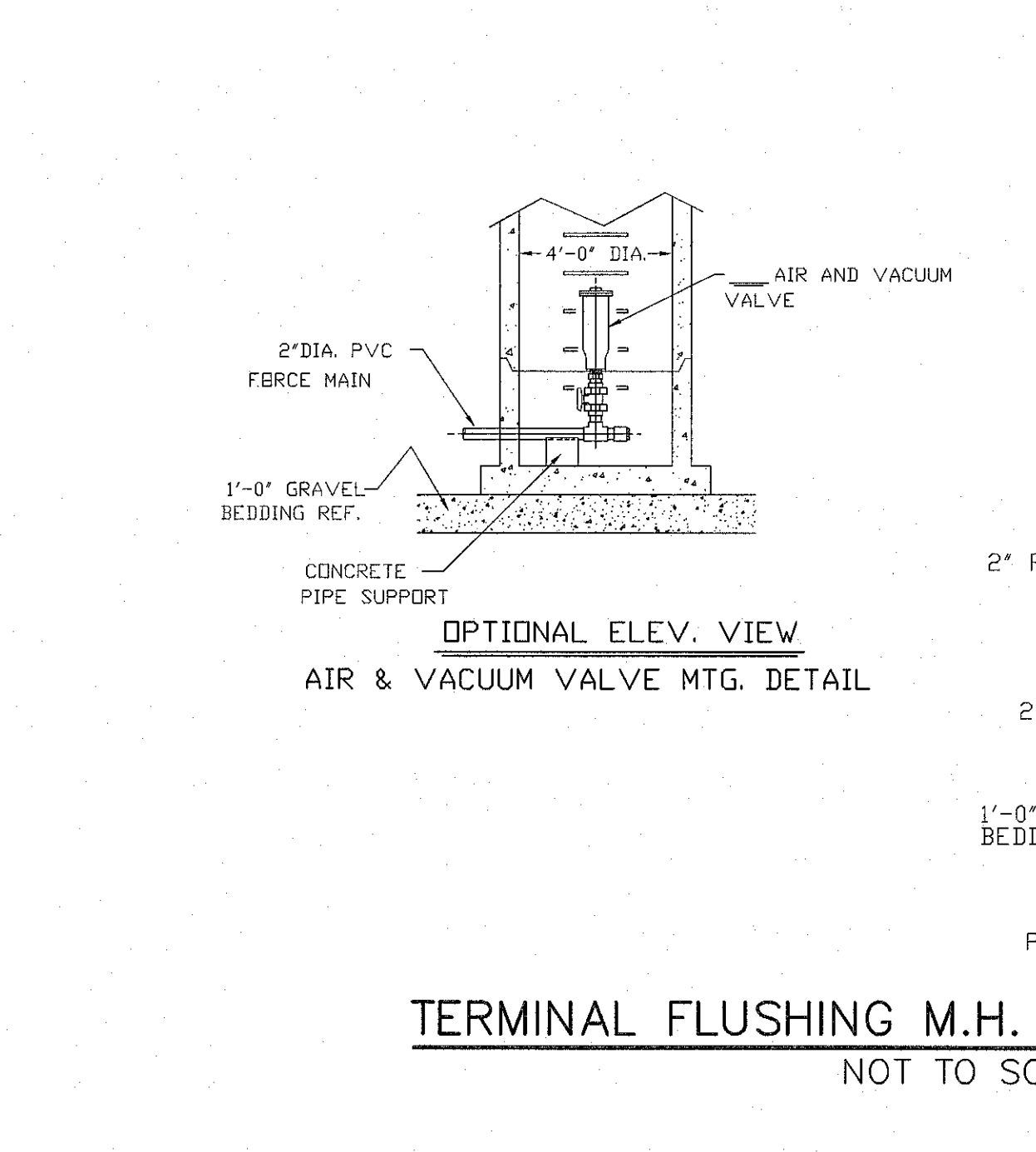
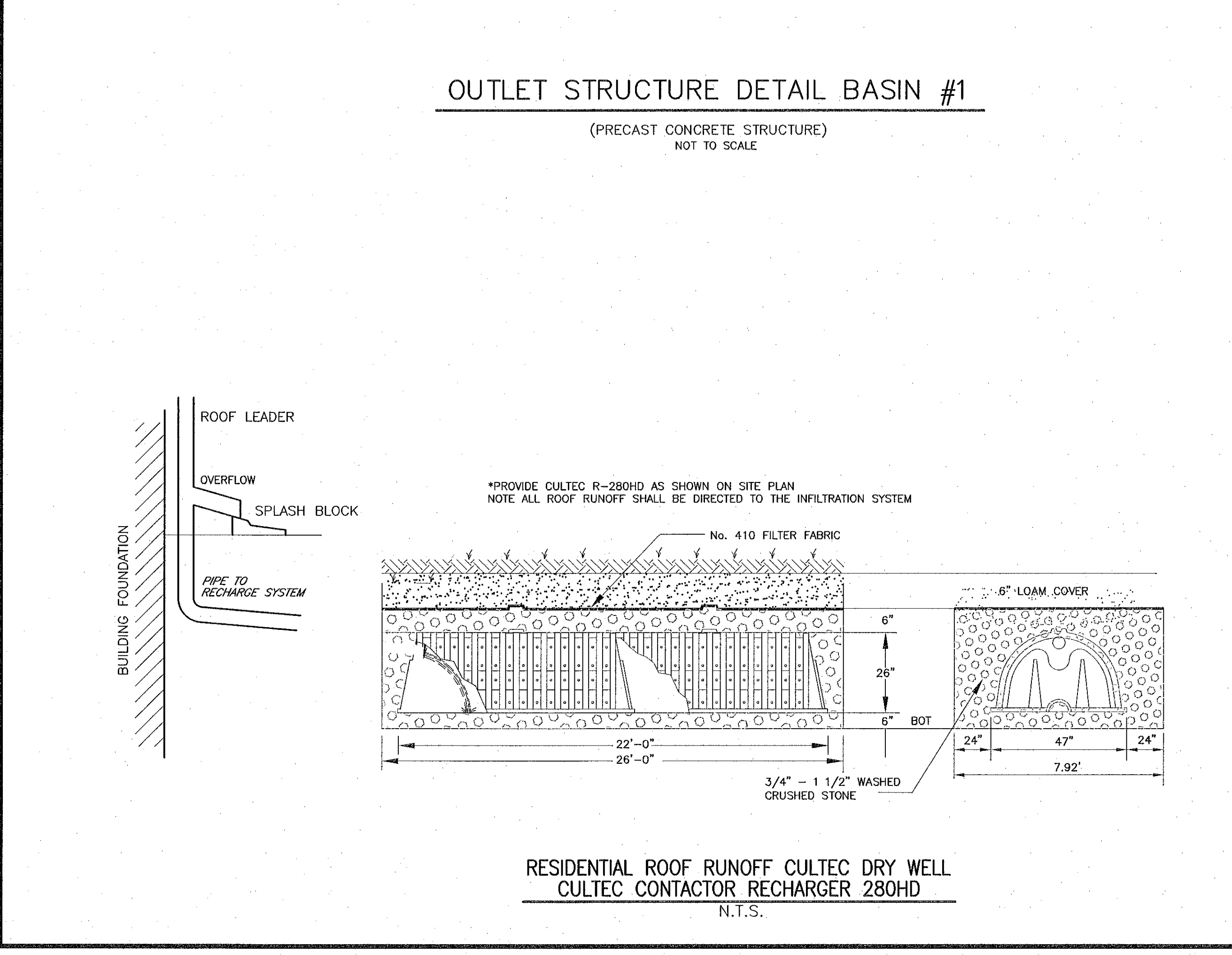
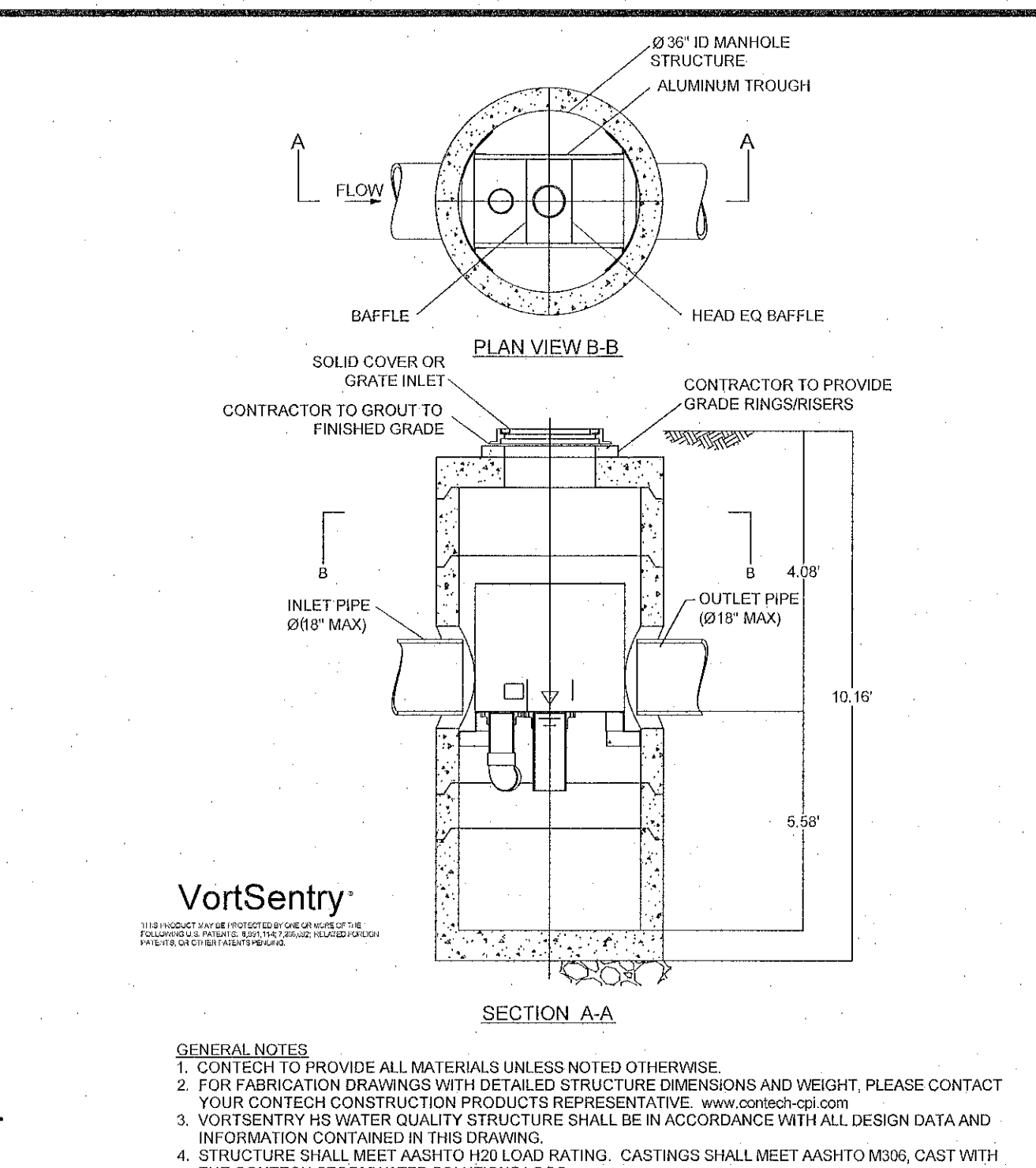
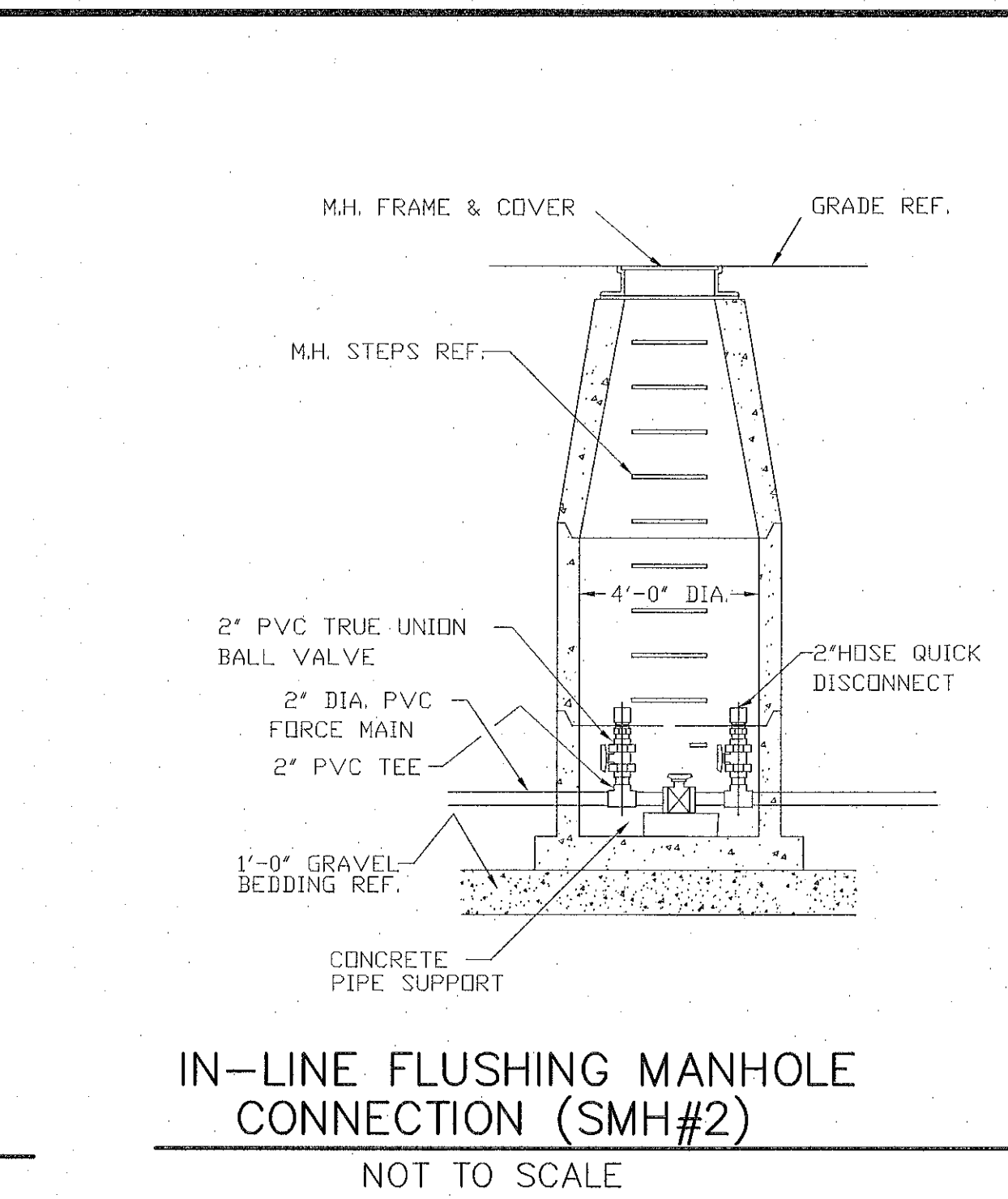
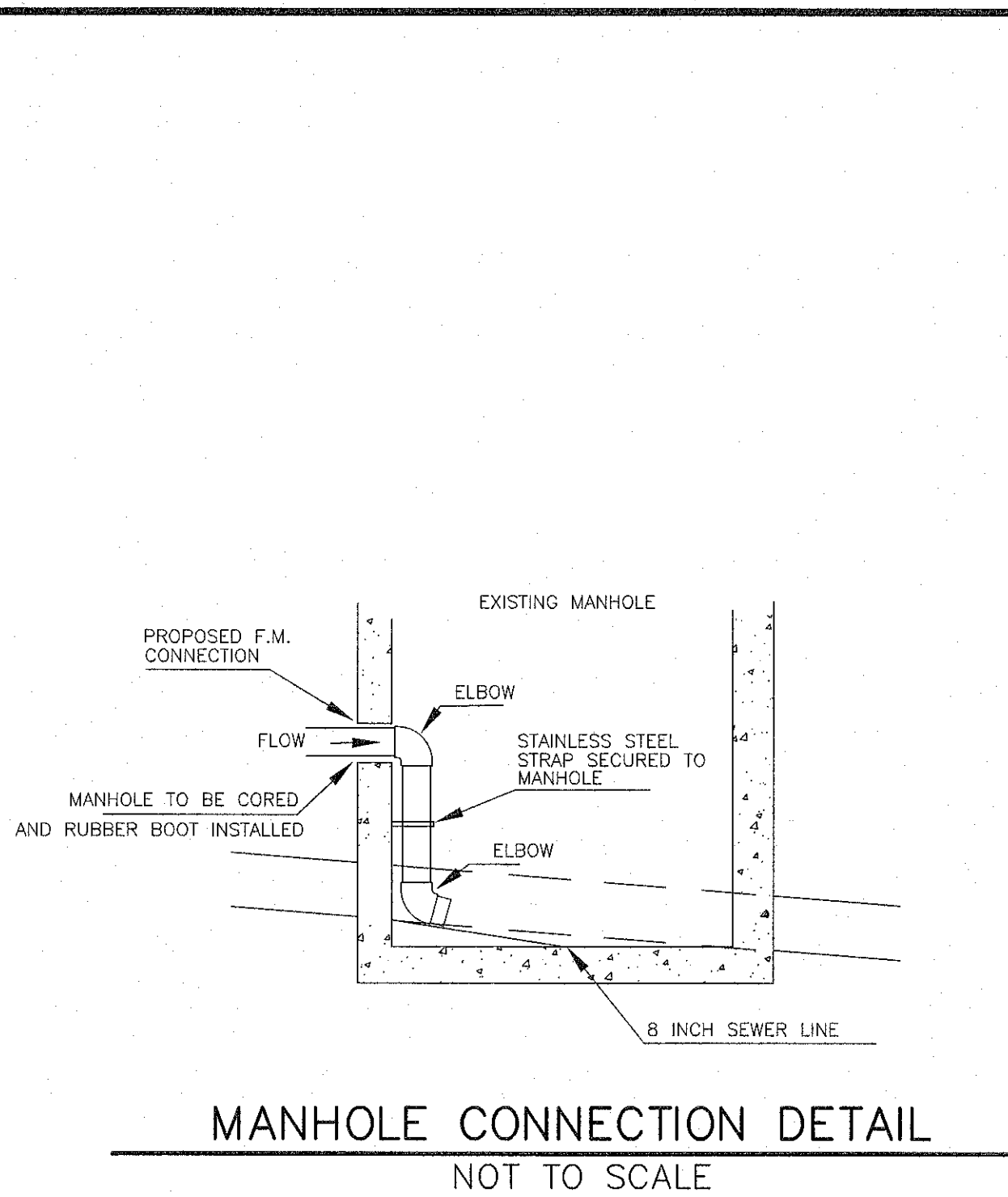
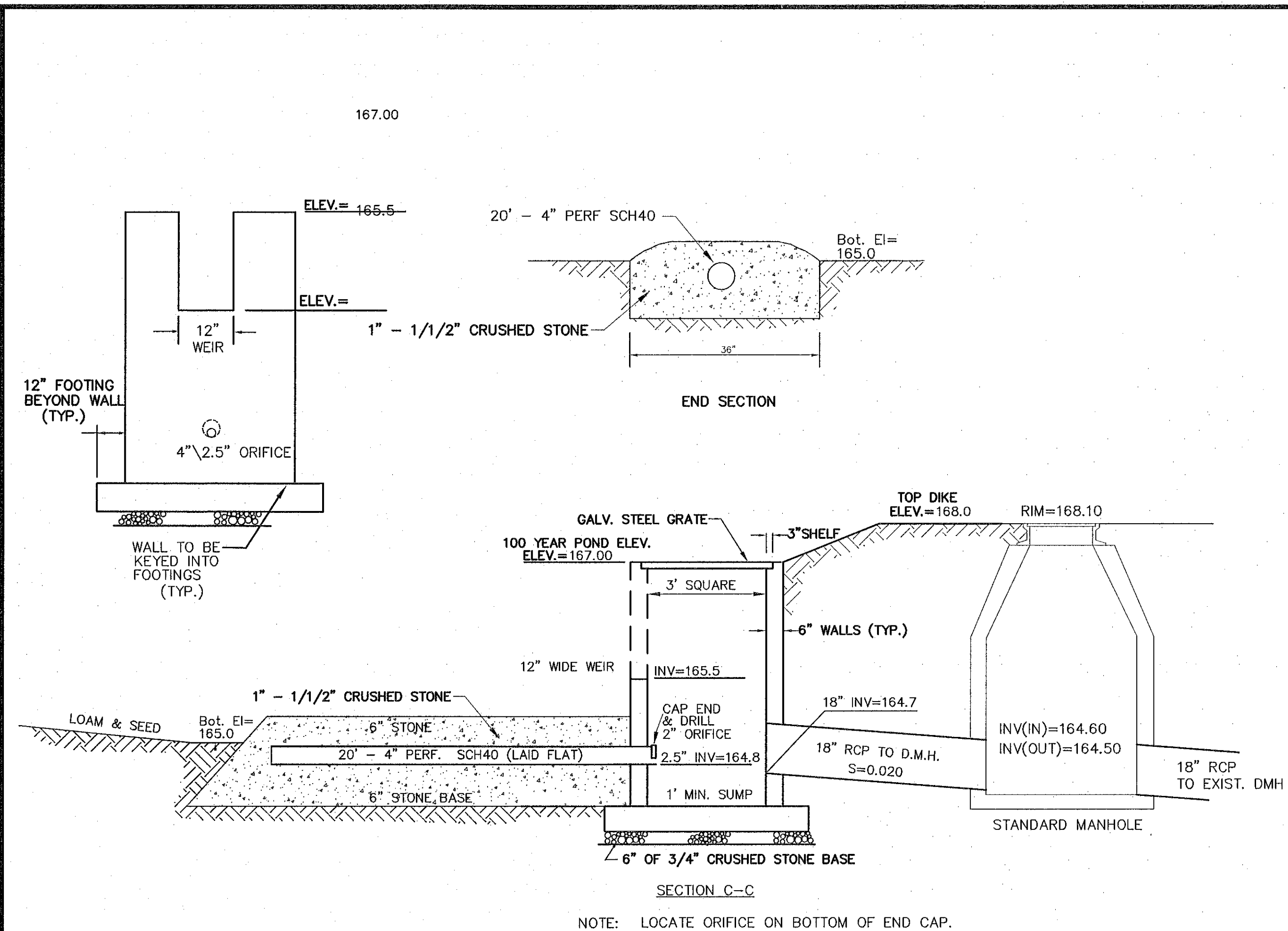
ZONING CLASSIFICATION:  
RESIDENCE B DISTRICT (RB)  
AREA: 20,000 S.F.  
FRONTAGE: 125 FT.  
CIRCLE: 100 FT. DIA.  
SETBACKS:  
FRONT: 30 FT.  
SIDE: 20 FT.  
REAR: 30 FT.

PREPARED FOR:  
WALSH BROTHERS BUILDING CO. INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

GLM Engineering  
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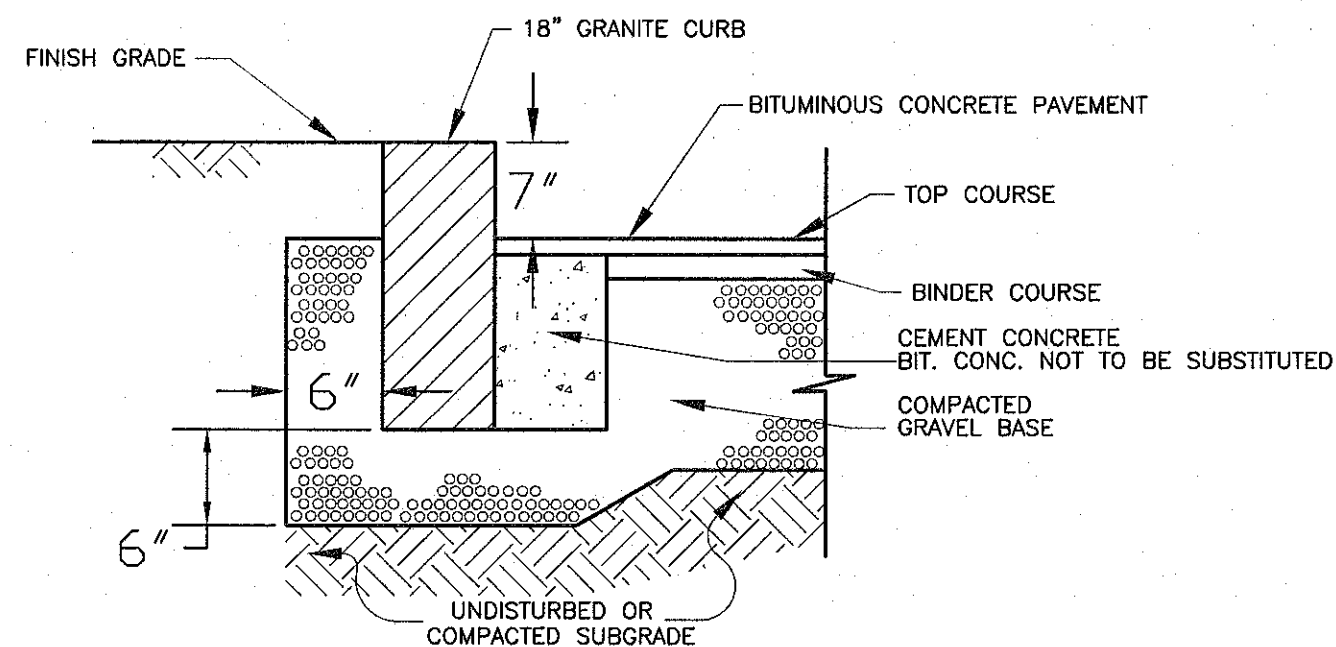
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JOB No.	15,401
DATE:	Sept. 21, 2015
SCALE:	1"=40'
SHEET:	6 of 12
PLAN #:	26,950



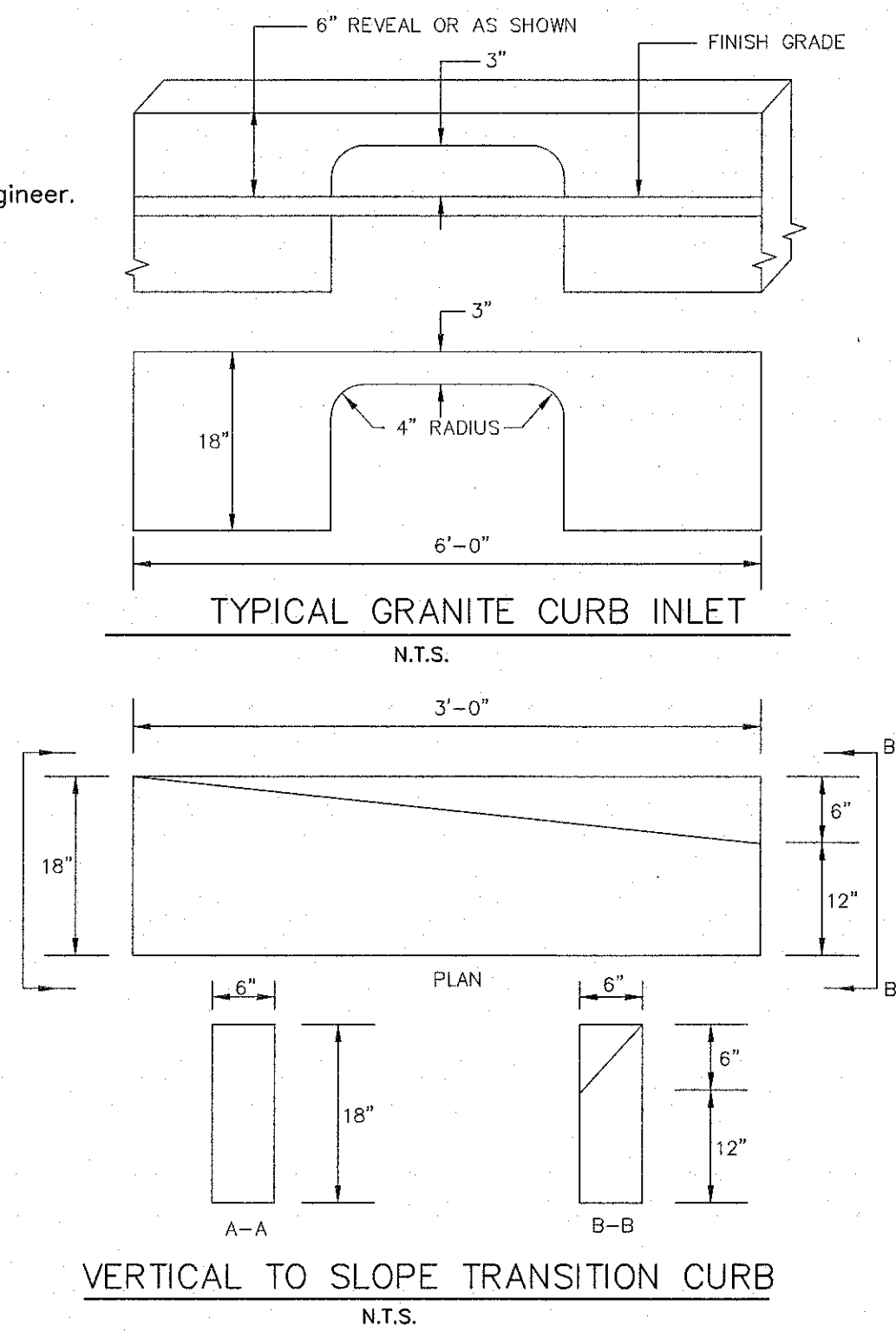


NOTES

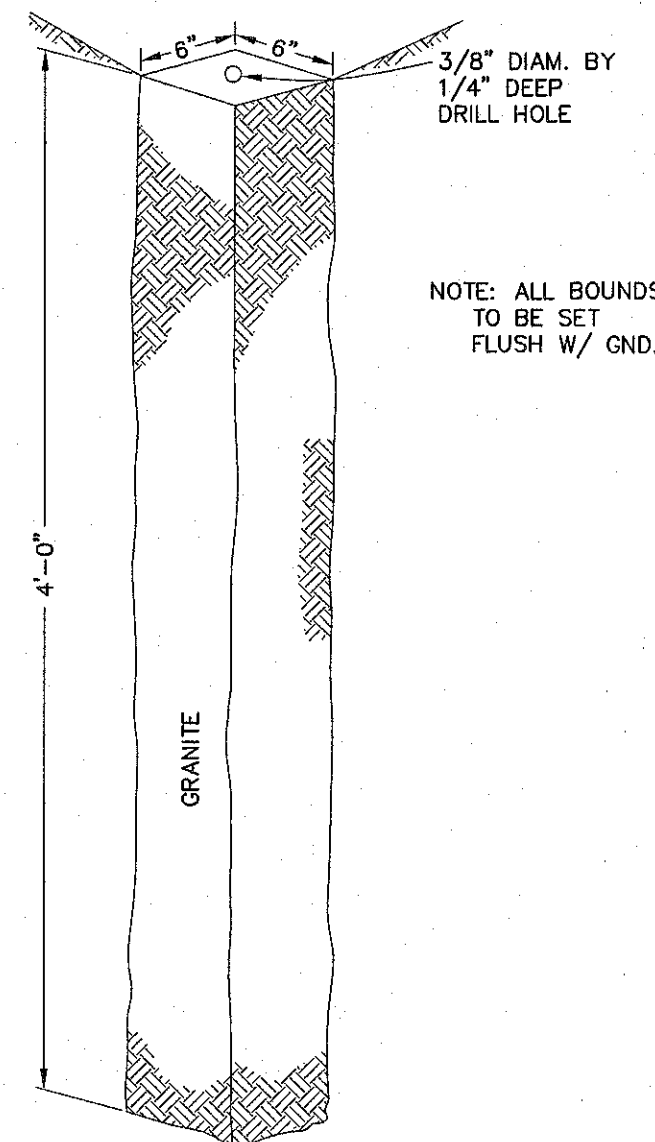
- A) Gravel borrow subbase shall conform to section M1.03.0 type b, three inches largest dimension of the latest edition of the Massachusetts Highway Department Standard Specifications for Highways and Bridges (Standard Specifications).
- B) Gravel borrow subbase shall be compacted to not less than 95 percent of maximum dry density of the material as determined by the Standard AASHTO Test Designation T99 compaction test method C at optimum moisture content as determined by the engineer.
- C) "Tac Coat" as specified in Section 486.61 of the Standard Specifications shall be applied by "tac truck" between asphalt layers or as determined by the engineer.
- D) Soils testing including sieve analysis, proctor testing and compaction testing shall be performed once every 100 feet of paved roadway along the centerline of the roadway or as directed by the engineer.
- E) Sidewalk ramps must meet current applicable ADA / AAB standards.



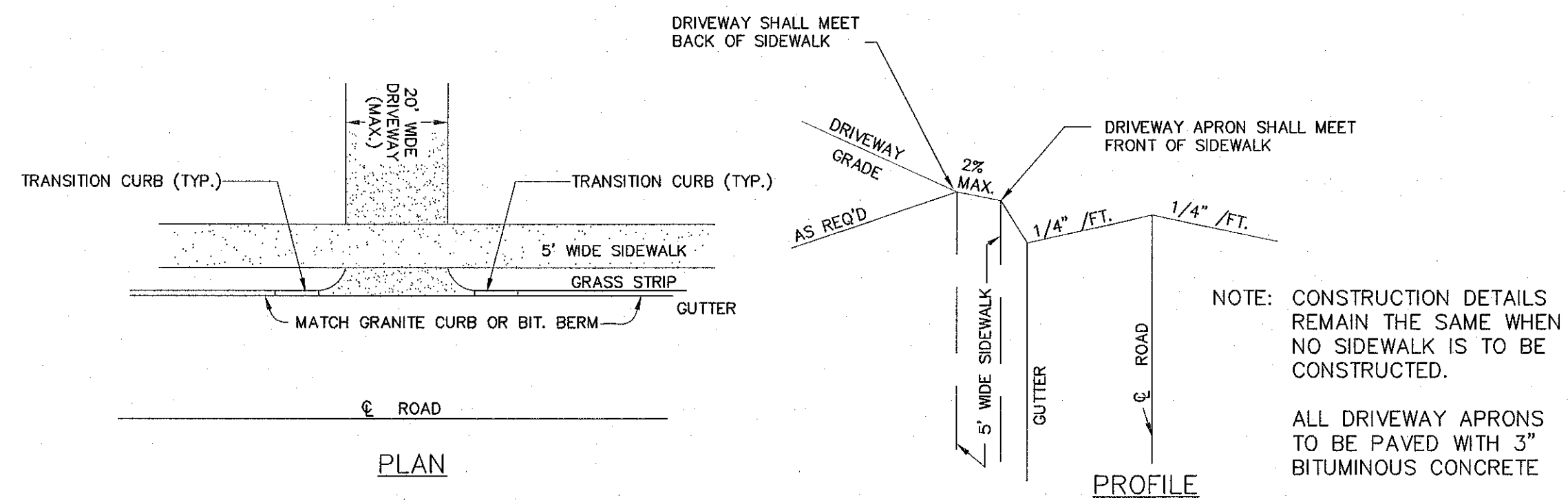
VERTICAL GRANITE CURB DETAIL  
NOT TO SCALE



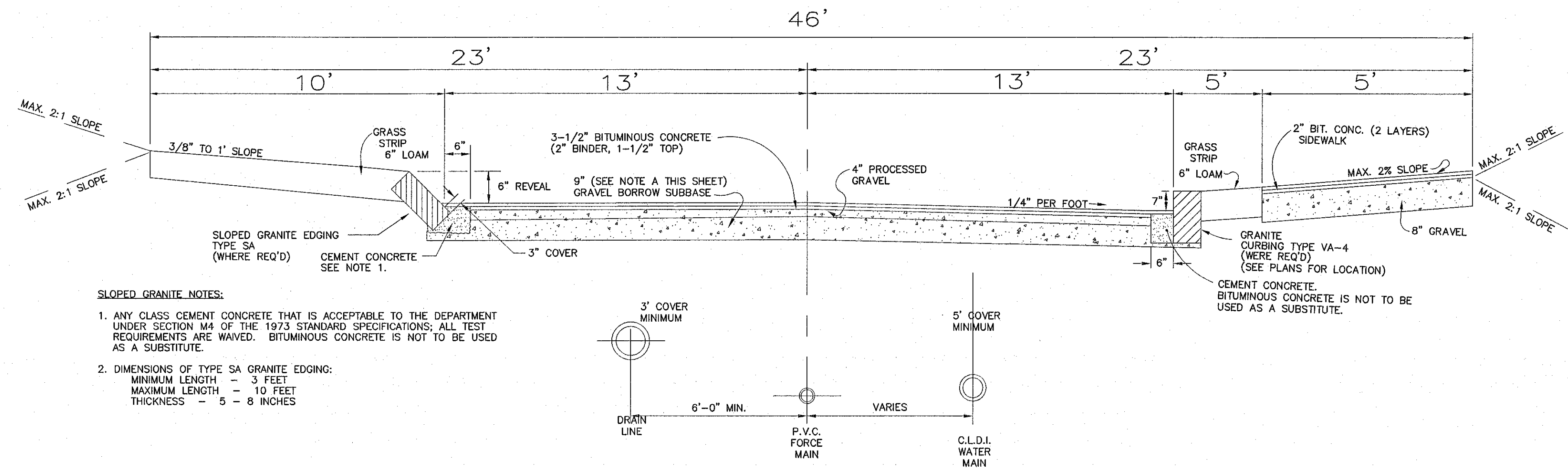
VERTICAL TO SLOPE TRANSITION CURB  
N.T.S.



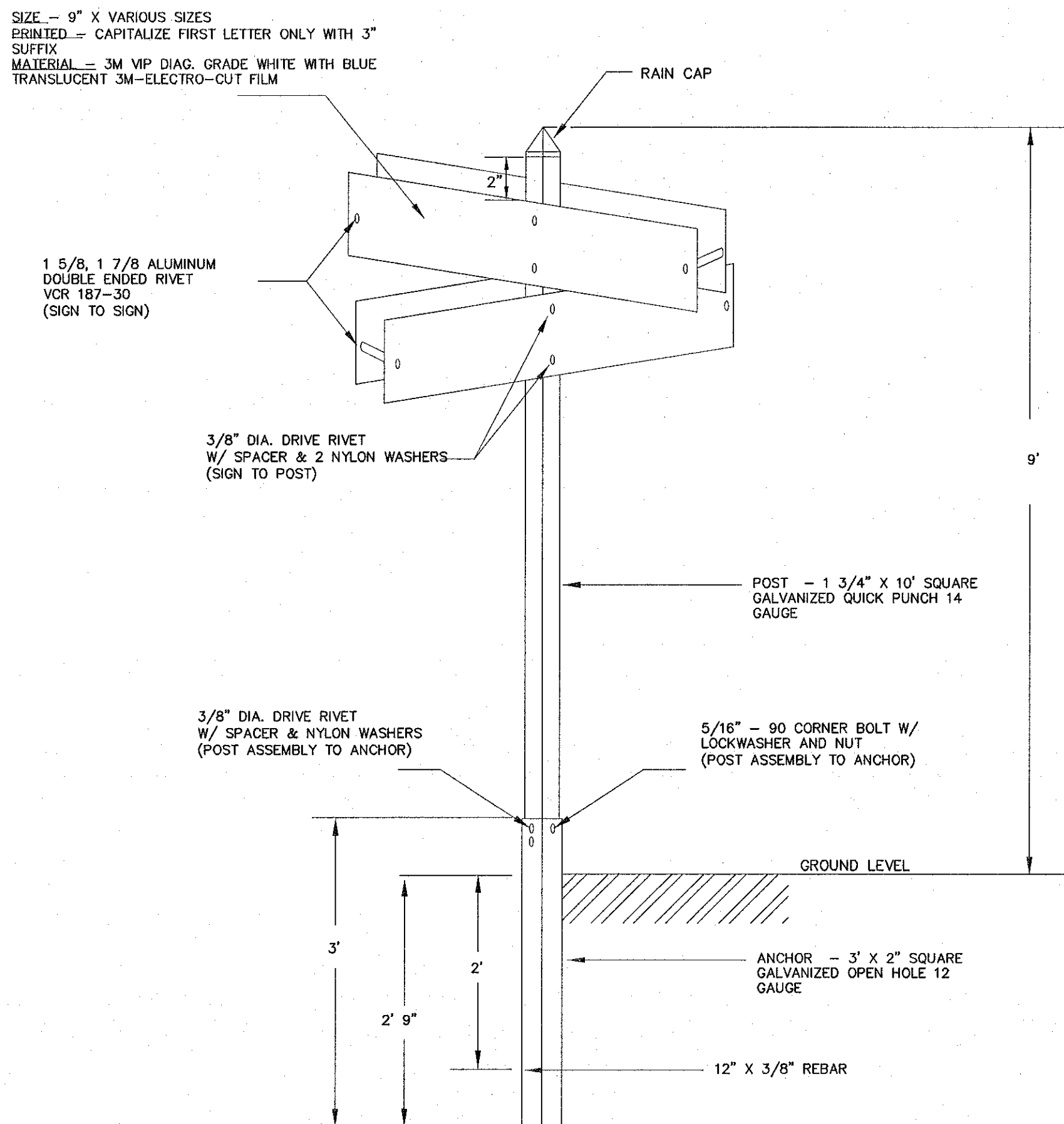
GRANITE MONUMENT DETAIL  
(NO SCALE)



TYPICAL MINOR DRIVEWAY DETAIL  
(NO SCALE)



TYPICAL CROSS SECTION  
(NO SCALE)



TYPICAL STREET SIGN DETAIL  
(NO SCALE)



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-1233

REVISIONS		
No.	DATE	DESCRIPTION
1	12/23/15	REVISED PER PLG BRD COMMENTS
2	01/20/16	REVISED PER ENG. COMMENTS
3	04/26/23	LAND DISTURBANCE APPLICATION

FLD.:
DRW.:
CHKD.:

TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
ROADWAY DETAILS

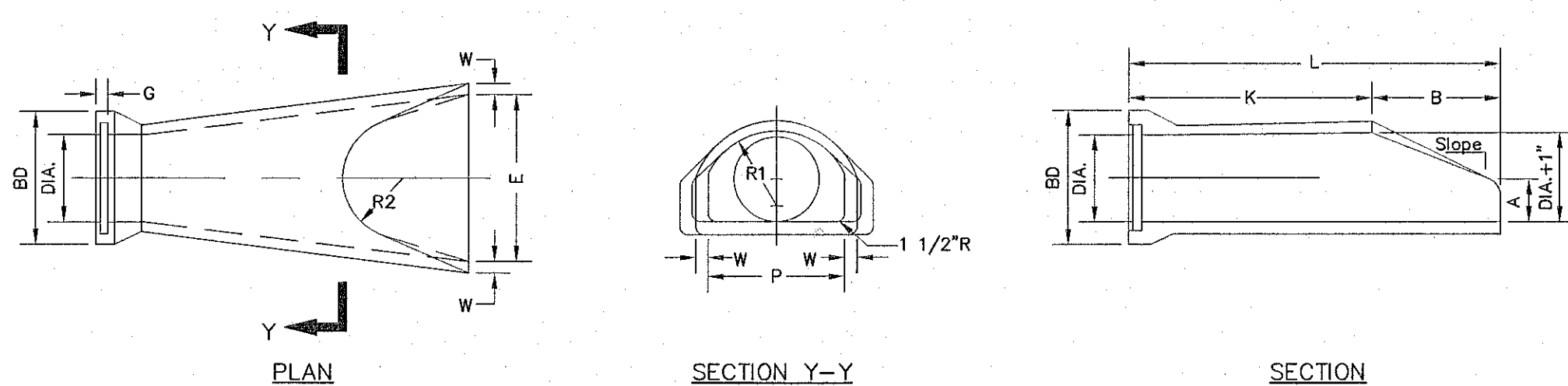
LAST REVISED: MAY 1, 1997

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com

DEFINITIVE SUBDIVISION PLAN  
"HIGH MEADOWS"  
WALPOLE, MASSACHUSETTS  
PREPARED FOR:  
WALSH BROTHERS BUILDING CO INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

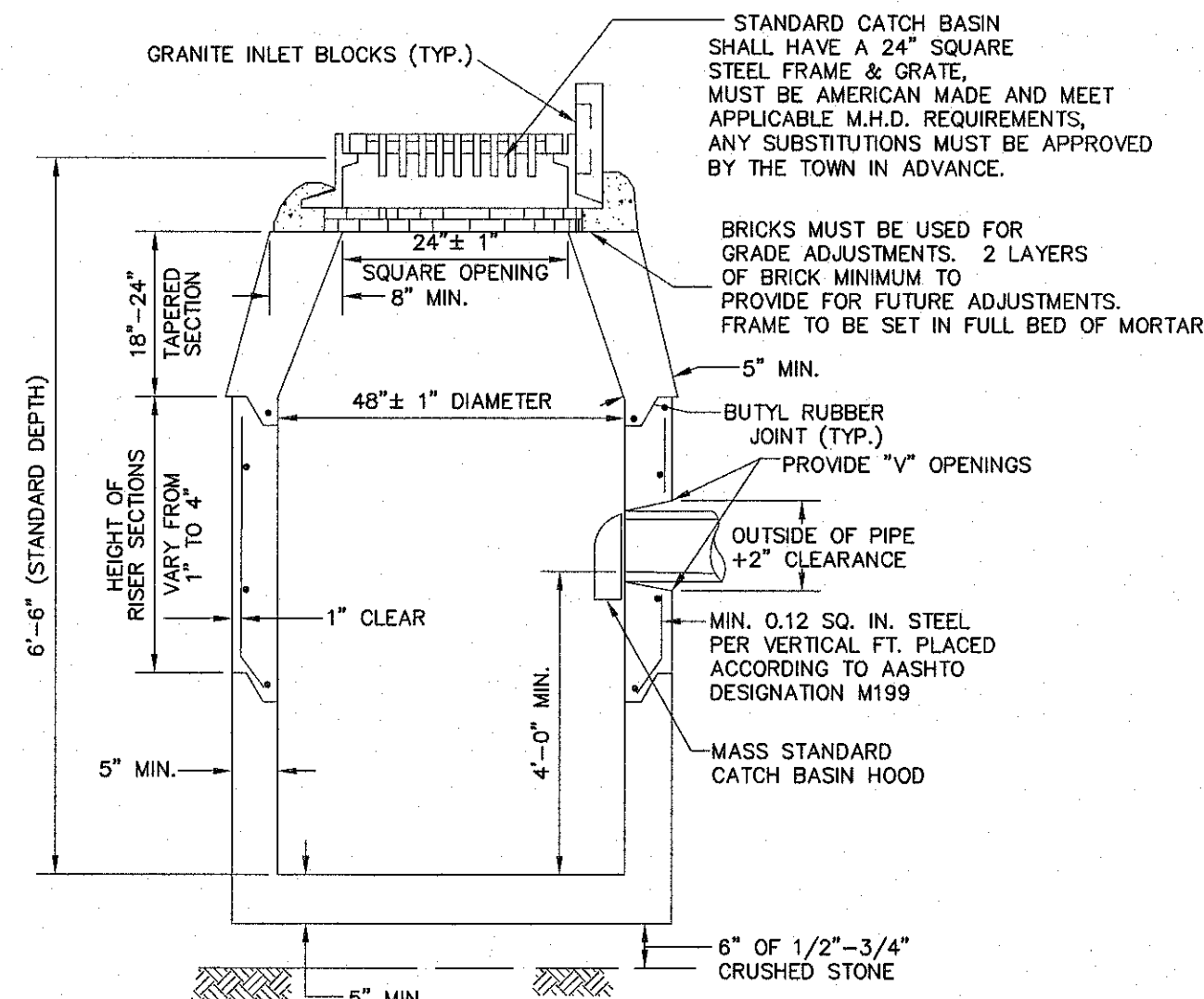
JOB No.	15,401
DATE:	Sept. 21, 2015
SCALE:	1"=40'
SHEET:	8 of 12
PLAN #:	26,950





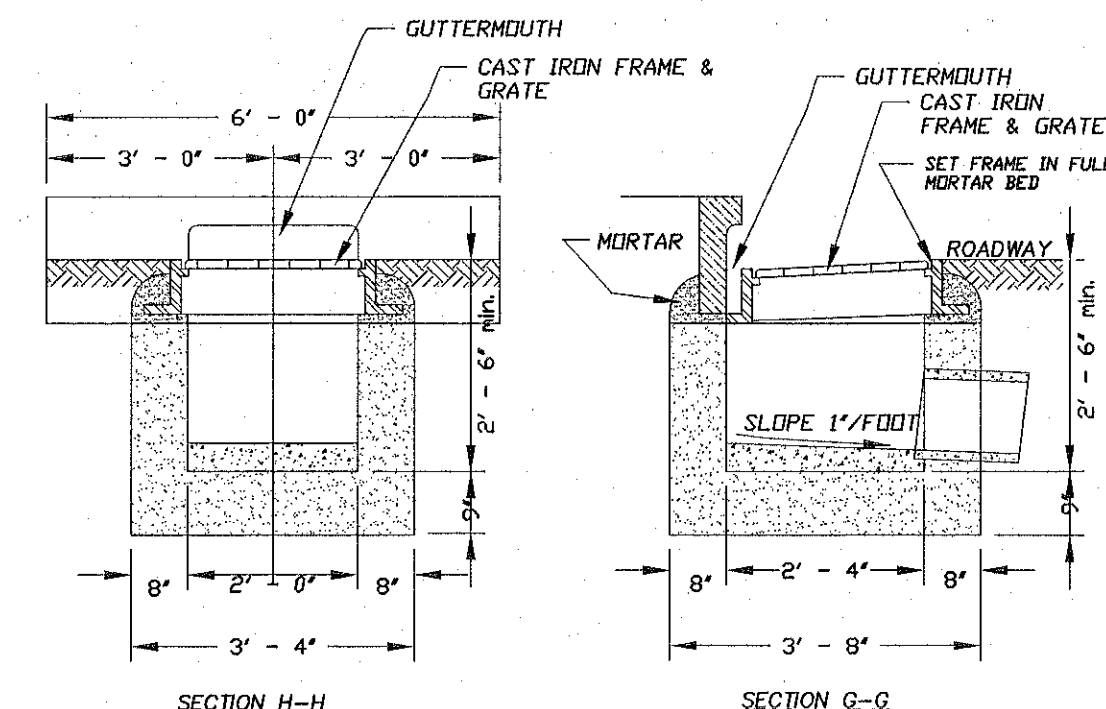
DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. ±1"	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"	4'-3 1/8"	6'-6 1/8"	19 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"	4'-3 11/16"	6'-4 11/16"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"	5'-8 5/8"	6'-7 5/8"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1"	4'-0"	36"	5'-8 1/2"	6'-8"	33 3/16"	25"	16 13/16"	14"	4"	3"	3:1

R.C.P. FLARED END SECTION DETAILS  
NOT TO SCALE



NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE CATCH BASIN DETAILS  
NOT TO SCALE

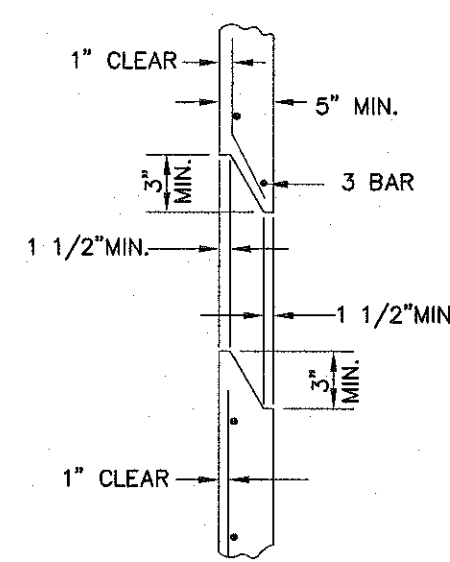


NOTE: GUTTER INLET MAY BE PRECAST CONCRETE, OR CONSTRUCTED OF CONCRETE BLOCK MASONRY WITH CAST IN PLACE CONCRETE BASE.

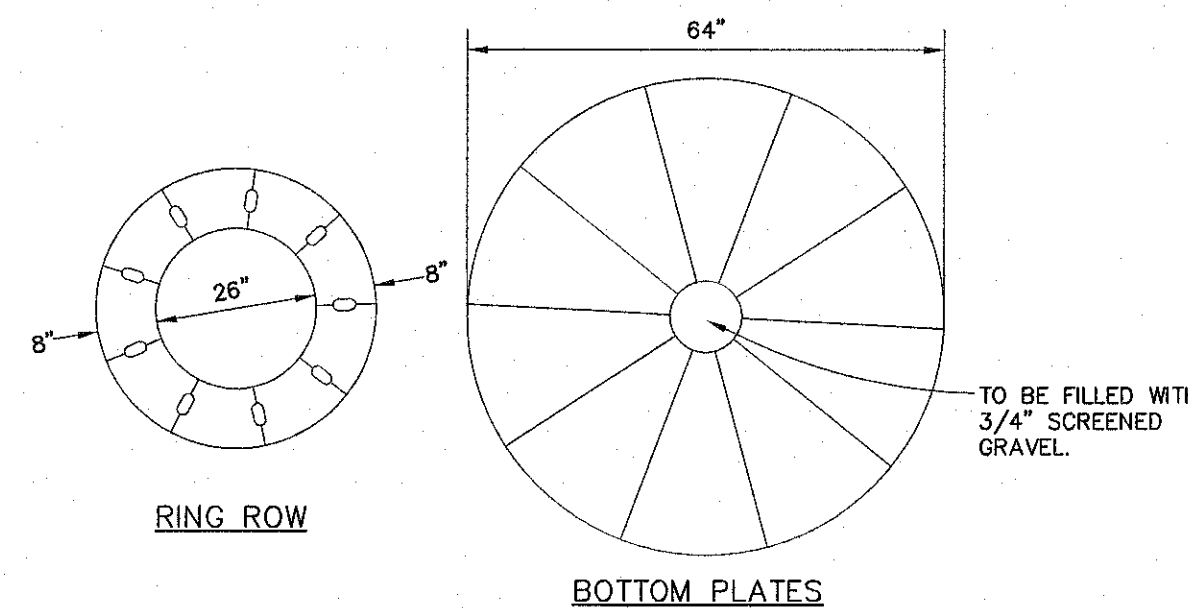
GUTTER INLET DETAIL  
NOT TO SCALE

D	E	F	G	H	J	L	N	P
12"	2'-6"	4'-8"	3'-2"	4'-0"	2'-0"	1'-6"	1'-2"	3'-5"
15"	2'-9"	5'-4"	3'-3"	4'-3"	2'-3"	1'-6"	1'-3"	3'-9"
18"	3'-0"	6'-4"	3'-6"	4'-6"	2'-6"	1'-6"	1'-6"	4'-1"
21"	3'-3"	7'-0"	3'-8"	4'-9"	2'-9"	1'-6"	1'-8"	4'-4"
24"	3'-6"	7'-5"	3'-9"	5'-0"	3'-0"	1'-6"	1'-9"	4'-7"
30"	4'-0"	8'-4"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"
36"	4'-6"	9'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"
42"	5'-0"	10'-7"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"
48"	5'-6"	11'-8"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"

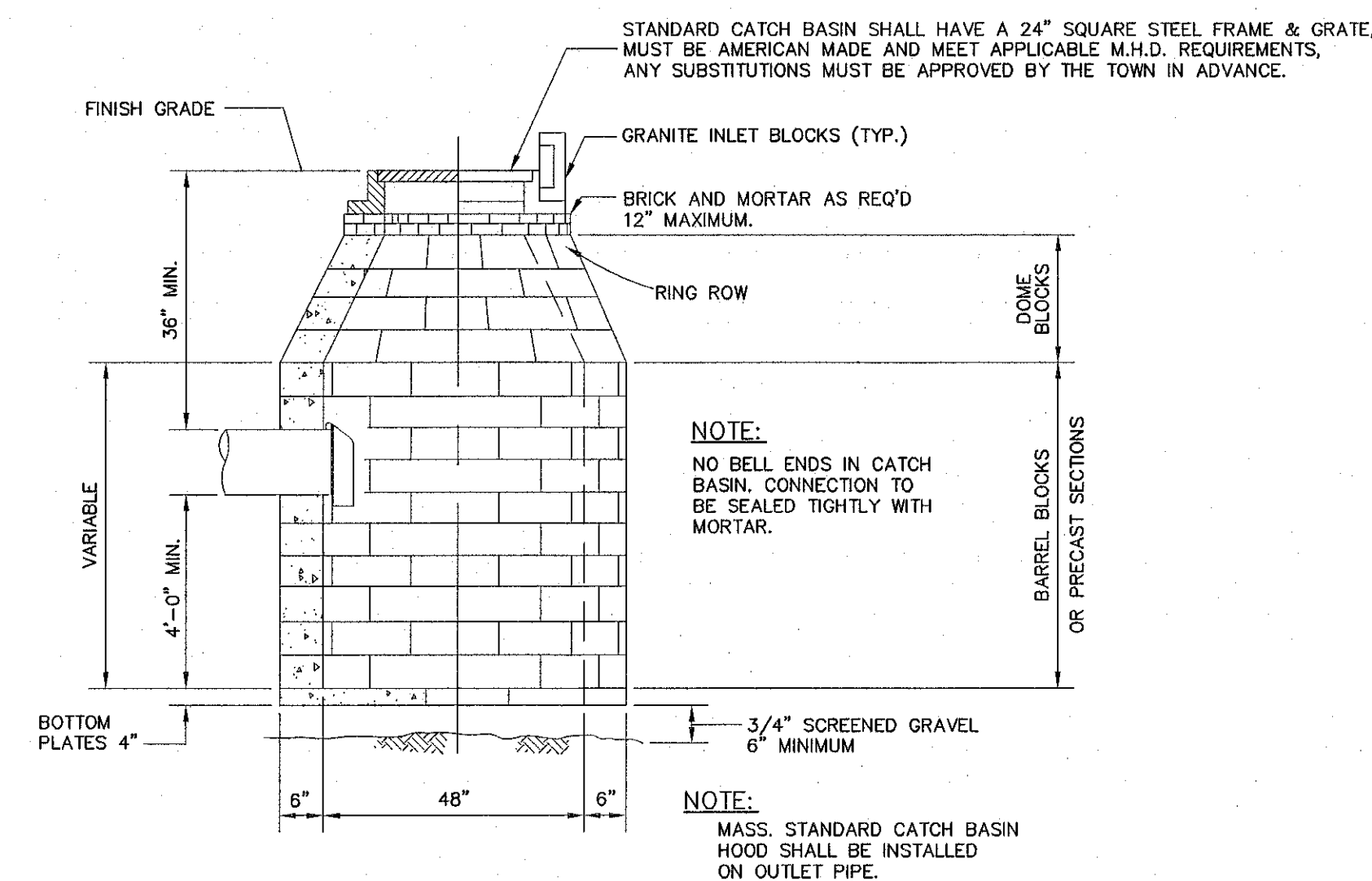
- 1.) ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM
- 2.) CONCRETE SHALL BE 4000 P.S.I. MINIMUM
- 3.) ALL REINFORCING SHALL BE #4 MINIMUM



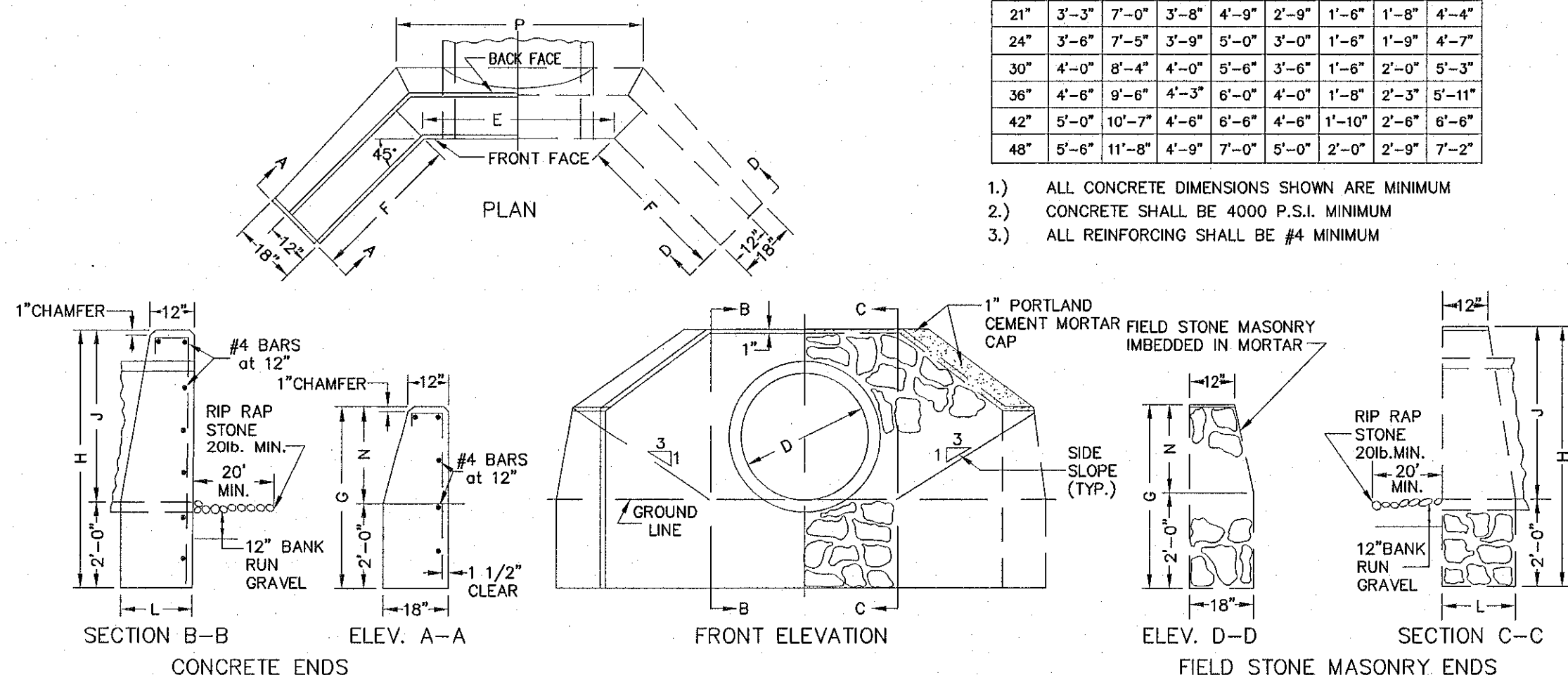
PRECAST STRUCTURE JOINT DETAILS  
NOT TO SCALE



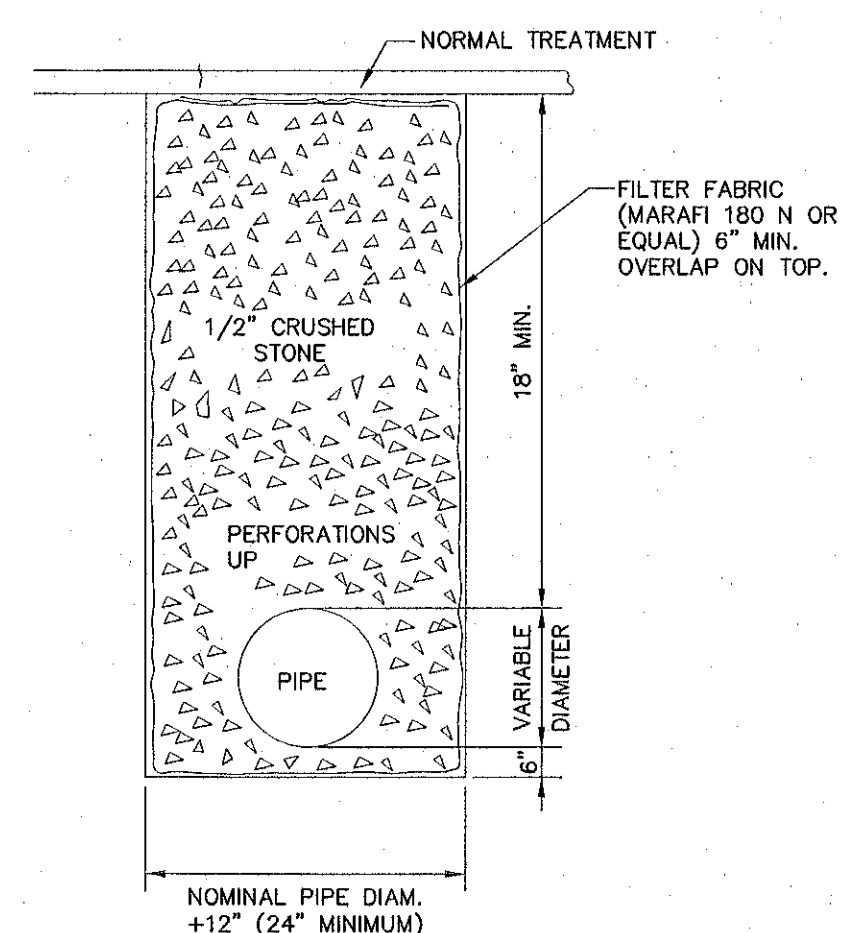
BLOCK CATCH BASIN & MANHOLE BOTTOM DETAILS  
NOT TO SCALE



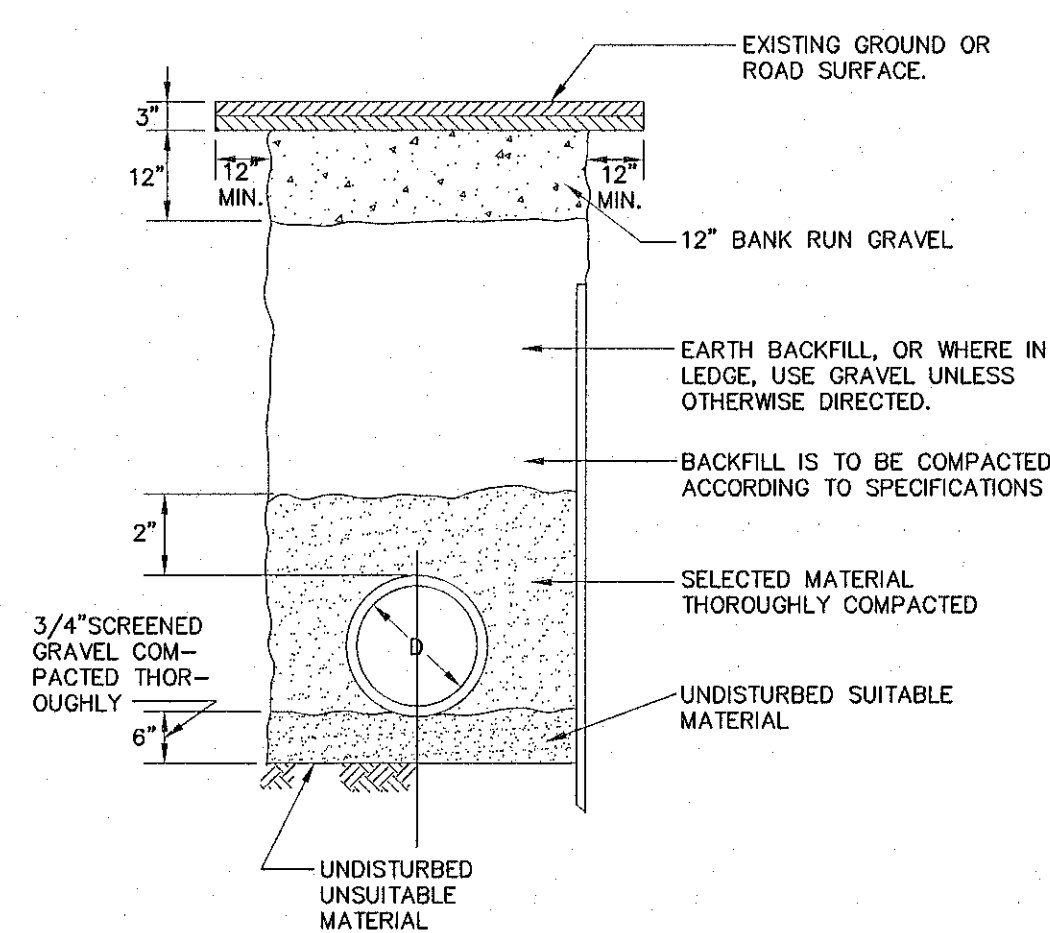
BLOCK CATCH BASIN DETAILS  
NOT TO SCALE



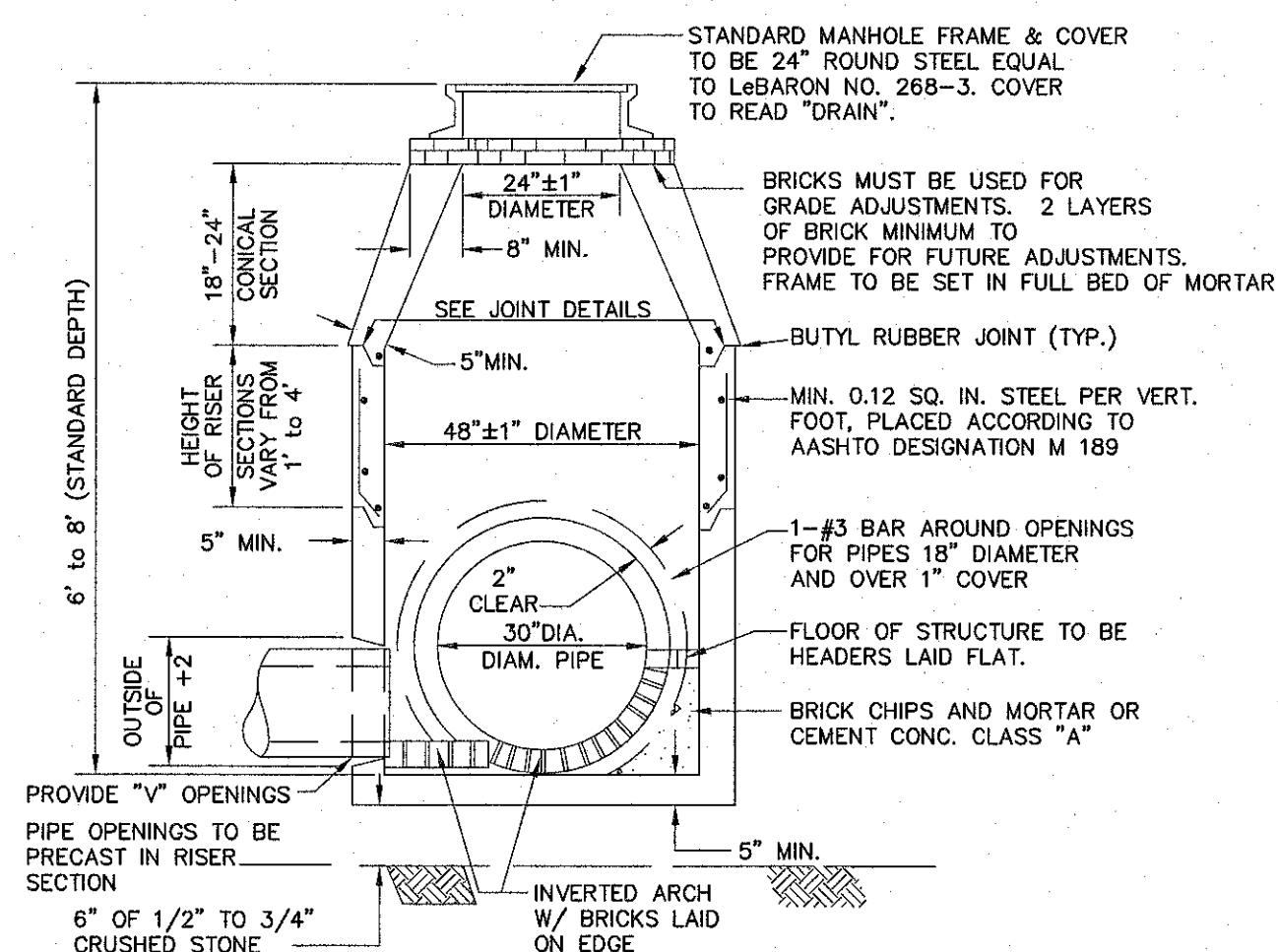
CONCRETE AND FIELD STONE MASONRY HEADWALL / WINGWALL DETAILS  
NOT TO SCALE



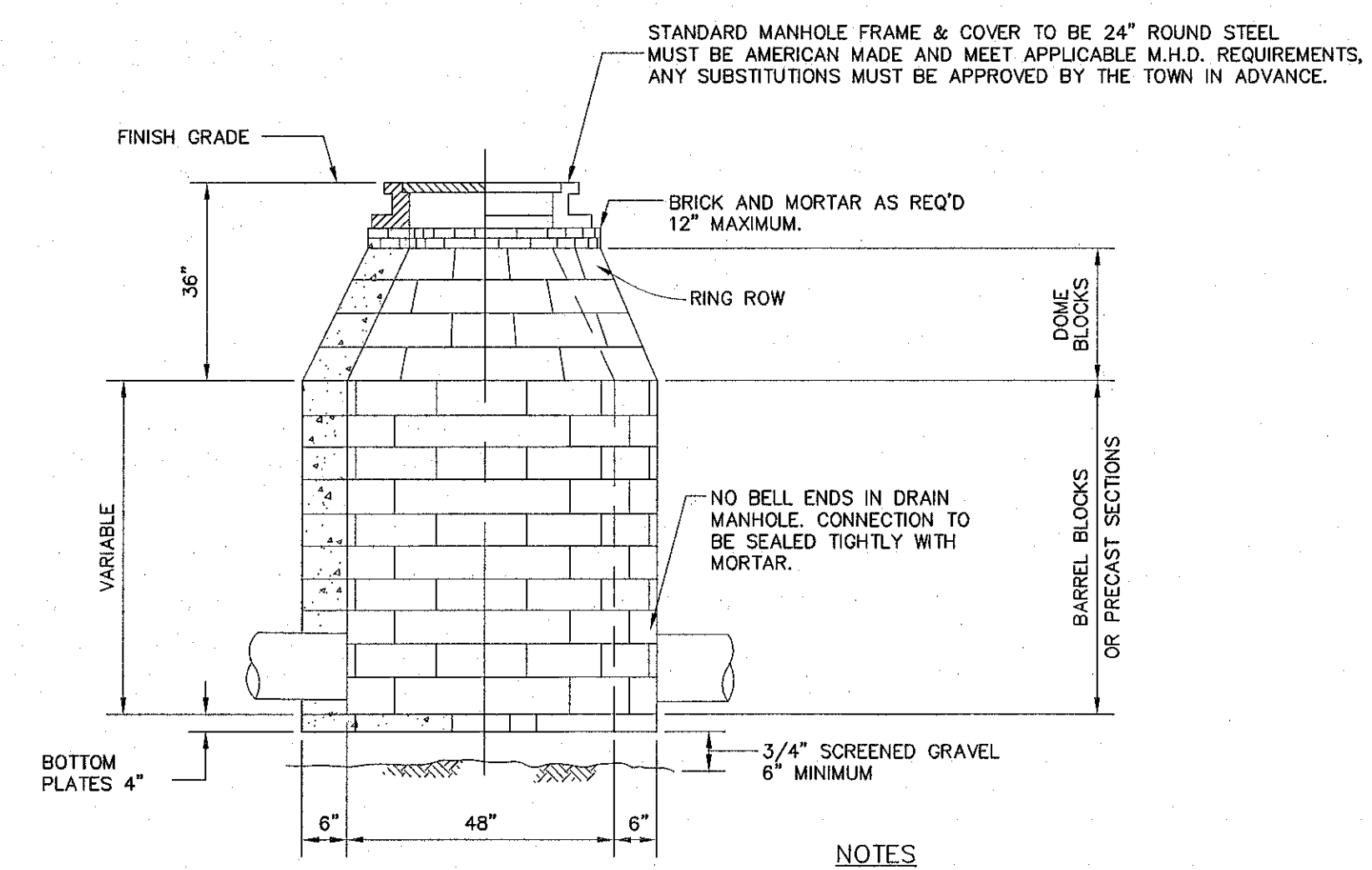
SUBDRAIN DETAILS  
NOT TO SCALE



TYPICAL DRAIN TRENCH DETAILS  
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS  
NOT TO SCALE



BLOCK DRAIN MANHOLE DETAILS  
NOT TO SCALE

- NOTES
1. ALL DRAIN MANHOLES TO HAVE BRICK INVERTS. SEE PRECAST MANHOLE DETAILS.
  2. MANHOLE BLOCKS MORE THAN 9' IN DEPTH TO BE 8" BLOCK.



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REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
1	12/23/15	REVISED PER PLG BRD COMMENTS	
2	01/20/16	REVISED PER ENG. COMMENTS	
3	04/26/23	LAND DISTURBANCE APPLICATION	CHKD.:

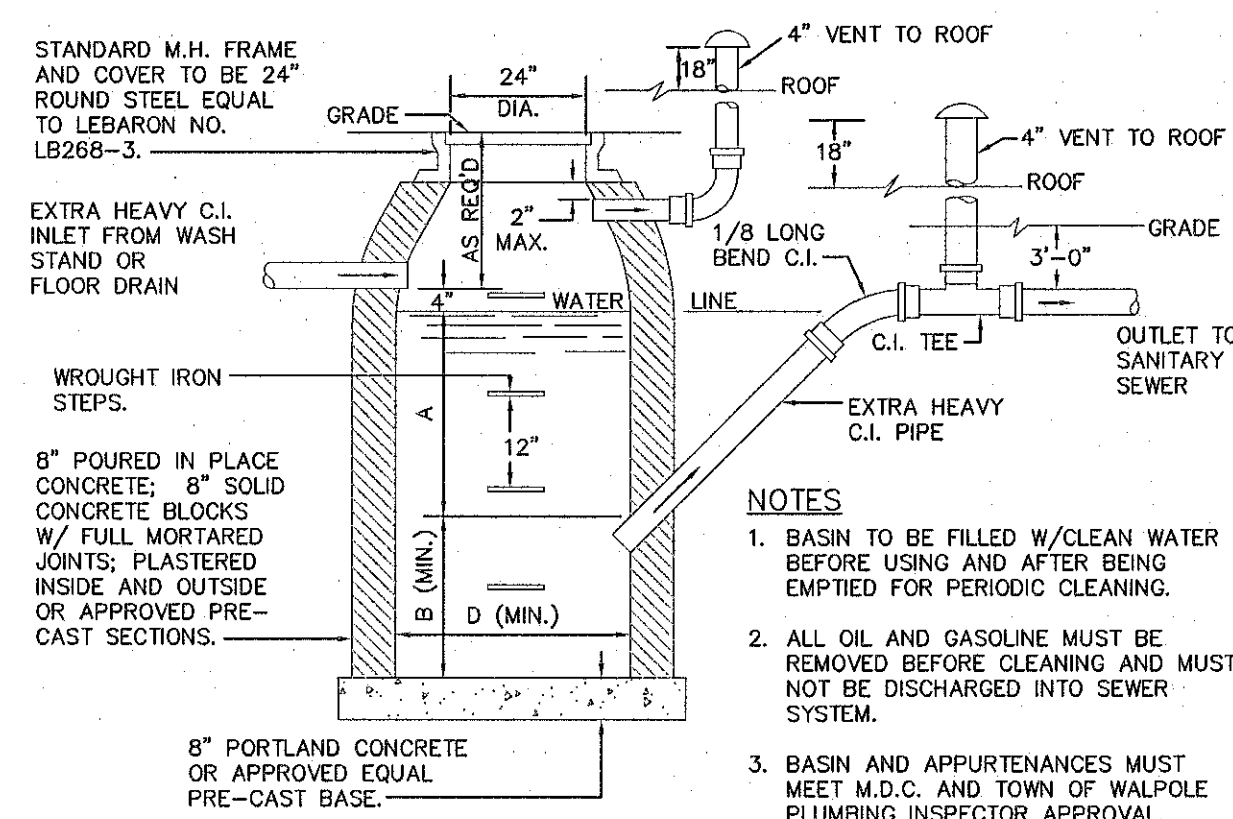
# TOWN OF WALPOLE, MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS PLAN SHOWING TYPICAL DRAINAGE CONSTRUCTION DETAILS

LAST REVISED: MAY 1, 1997

**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com

DEFINITIVE SUBDIVISION PLAN  
"HIGH MEADOWS"  
WALPOLE, MASSACHUSETTS  
PREPARED FOR:  
WALSH BROTHERS BUILDING CO INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

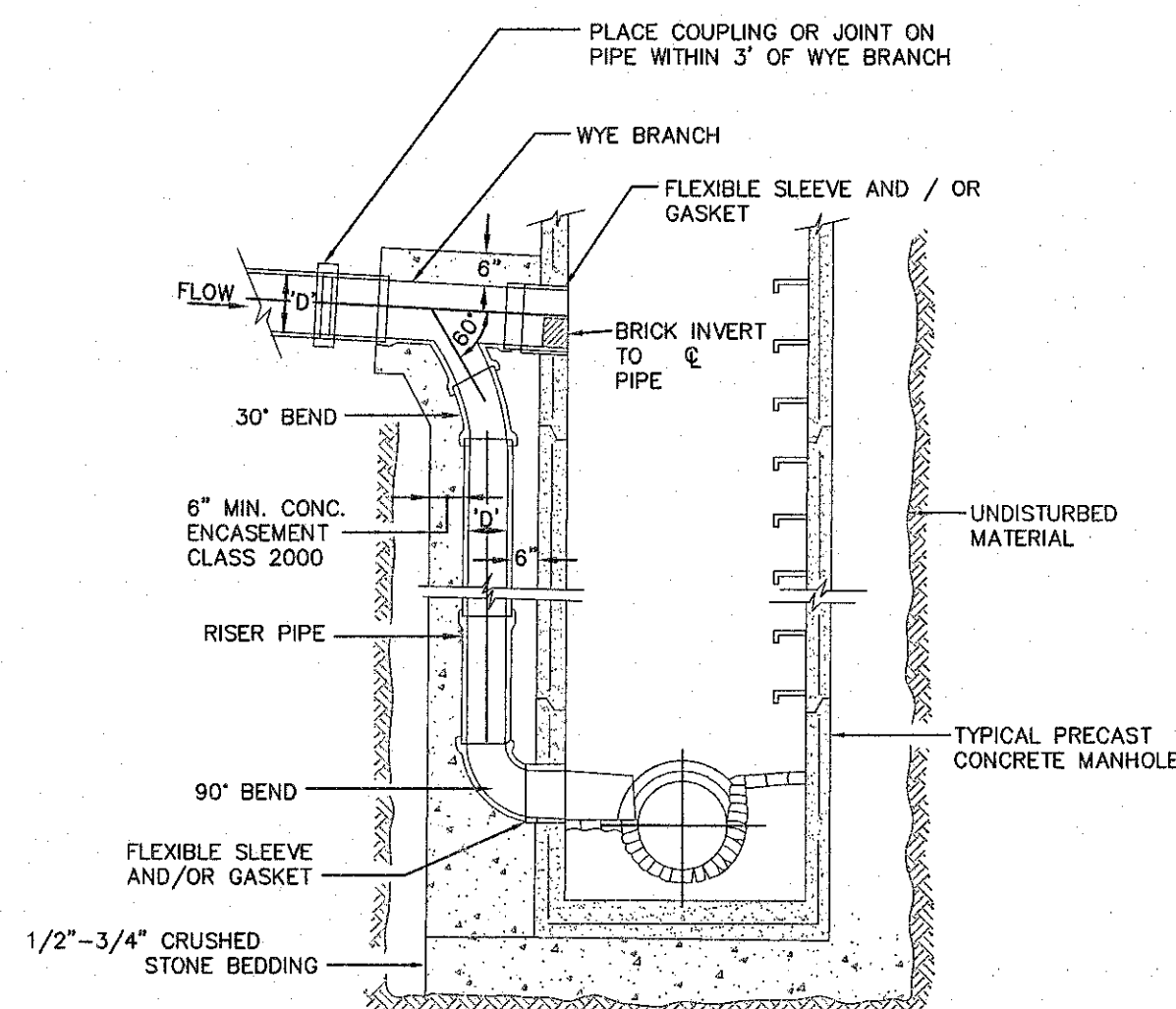
JOB No. 15,401  
DATE: Sept. 21, 2015  
SCALE: 1"=40'  
SHEET: 9 of 12  
PLAN #: 26,950



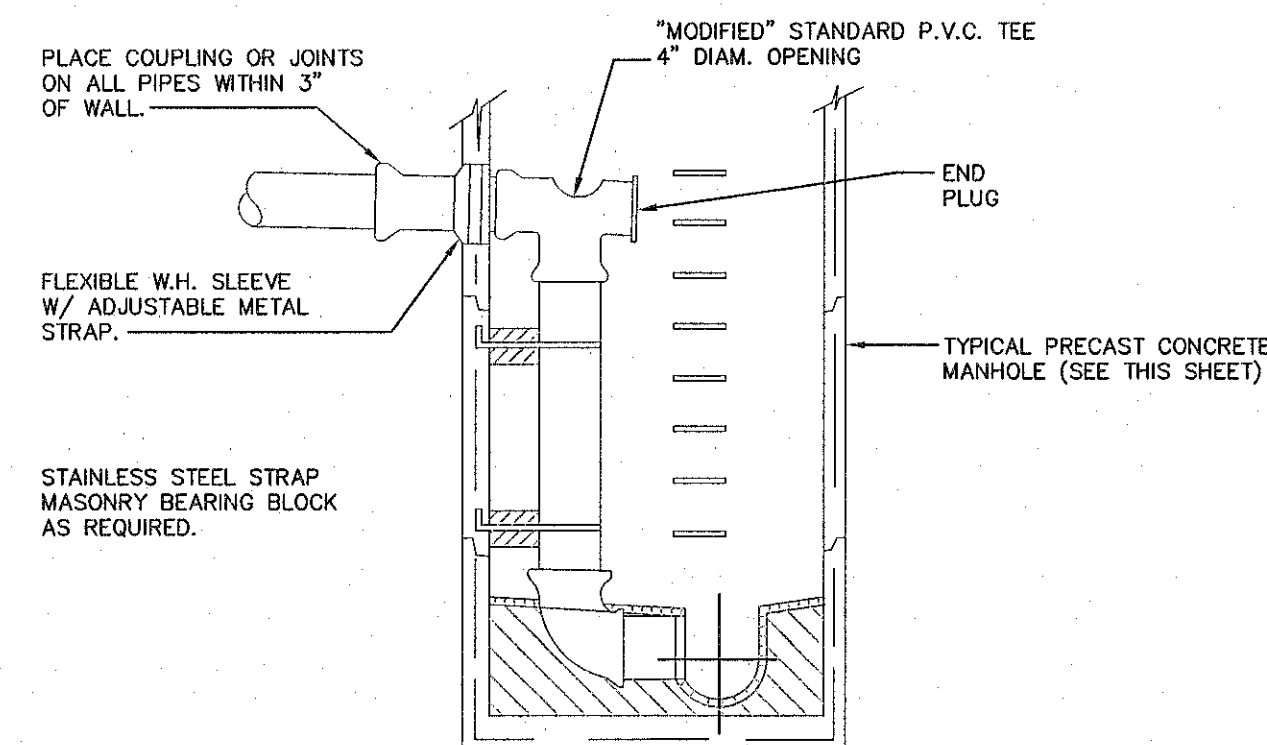
INLET	D	A	B
4"	4'-0" 3'-6" 3'-0"	2'-3" 3'-0"	1'-11" 2'-6"
5"	4'-0" 3'-6" 3'-0"	5'-0" 4'-0" 3'-0"	4'-0" 3'-0" 2'-6"
6"	4'-0" 3'-6" 3'-0"	5'-0" 4'-0" 3'-0"	4'-6" 3'-6" 2'-6"
8"	5'-0" 4'-0" 3'-0"	6'-0" 4'-0" 3'-0"	5'-0" 4'-0" 2'-6"

NOTE:  
FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.  
CIRCULAR BASINS ARE RECOMMENDED.

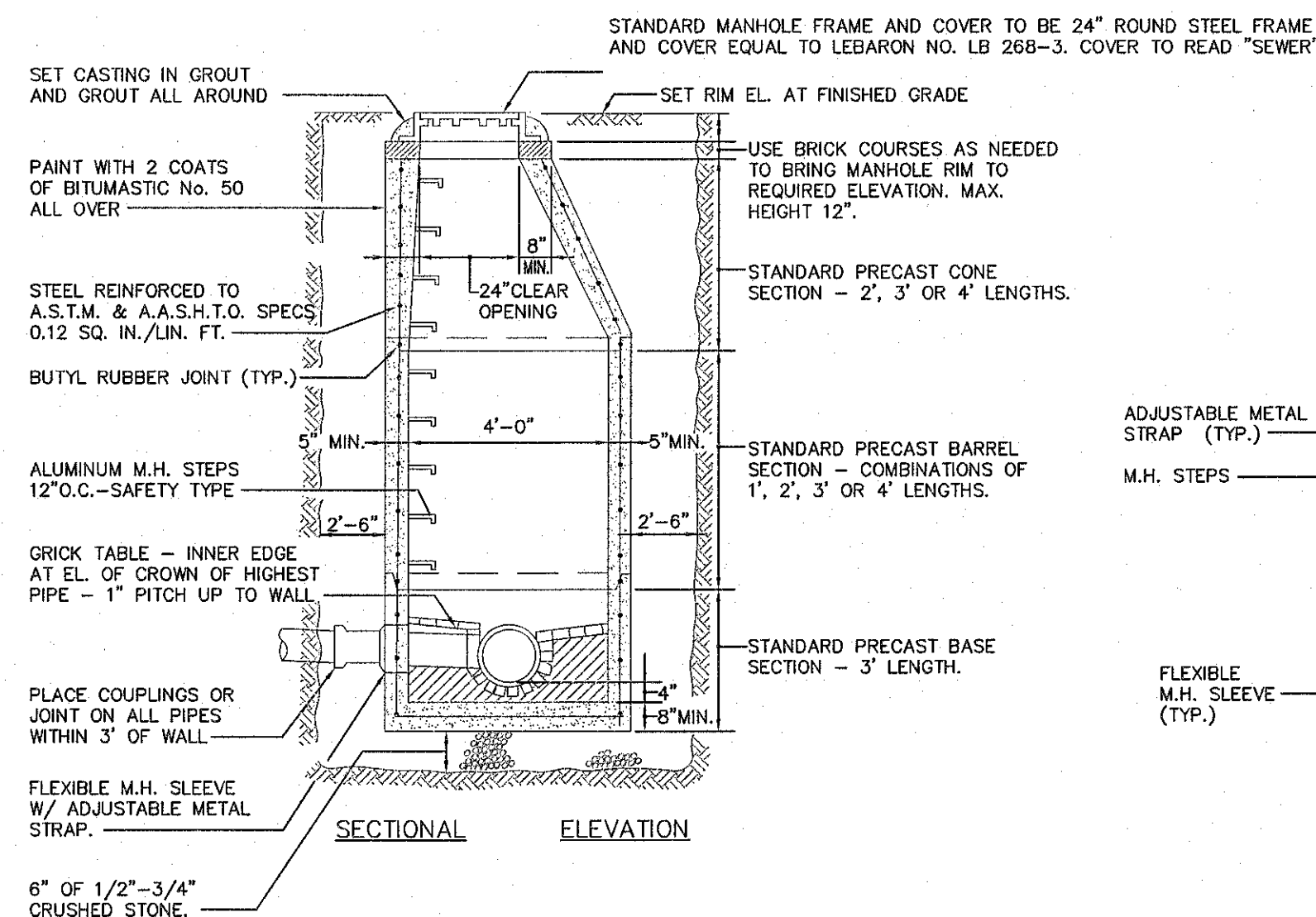
STANDARD M.D.C. CATCH BASIN & GASOLINE TRAP DETAILS  
NOT TO SCALE



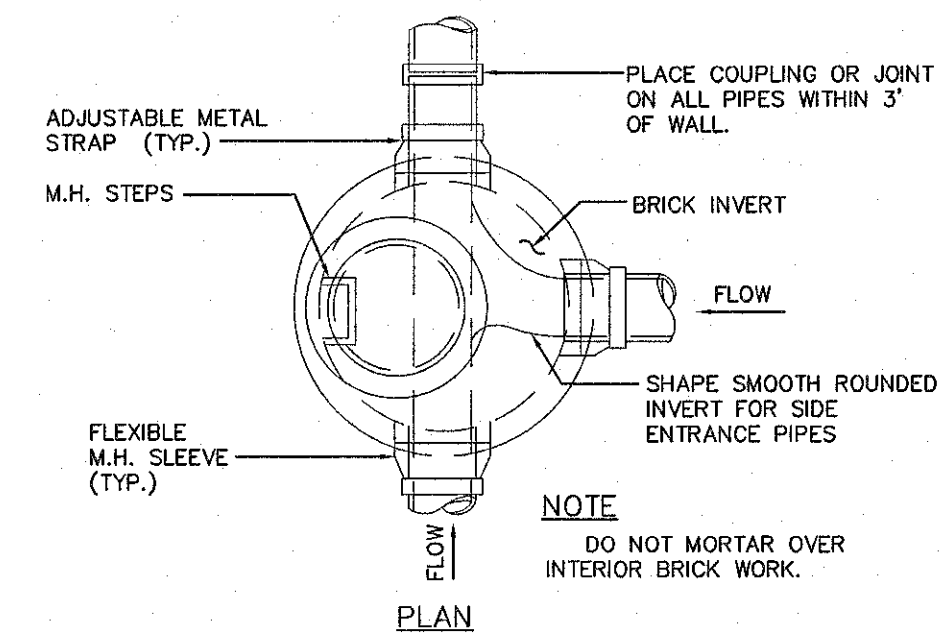
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS  
NOT TO SCALE



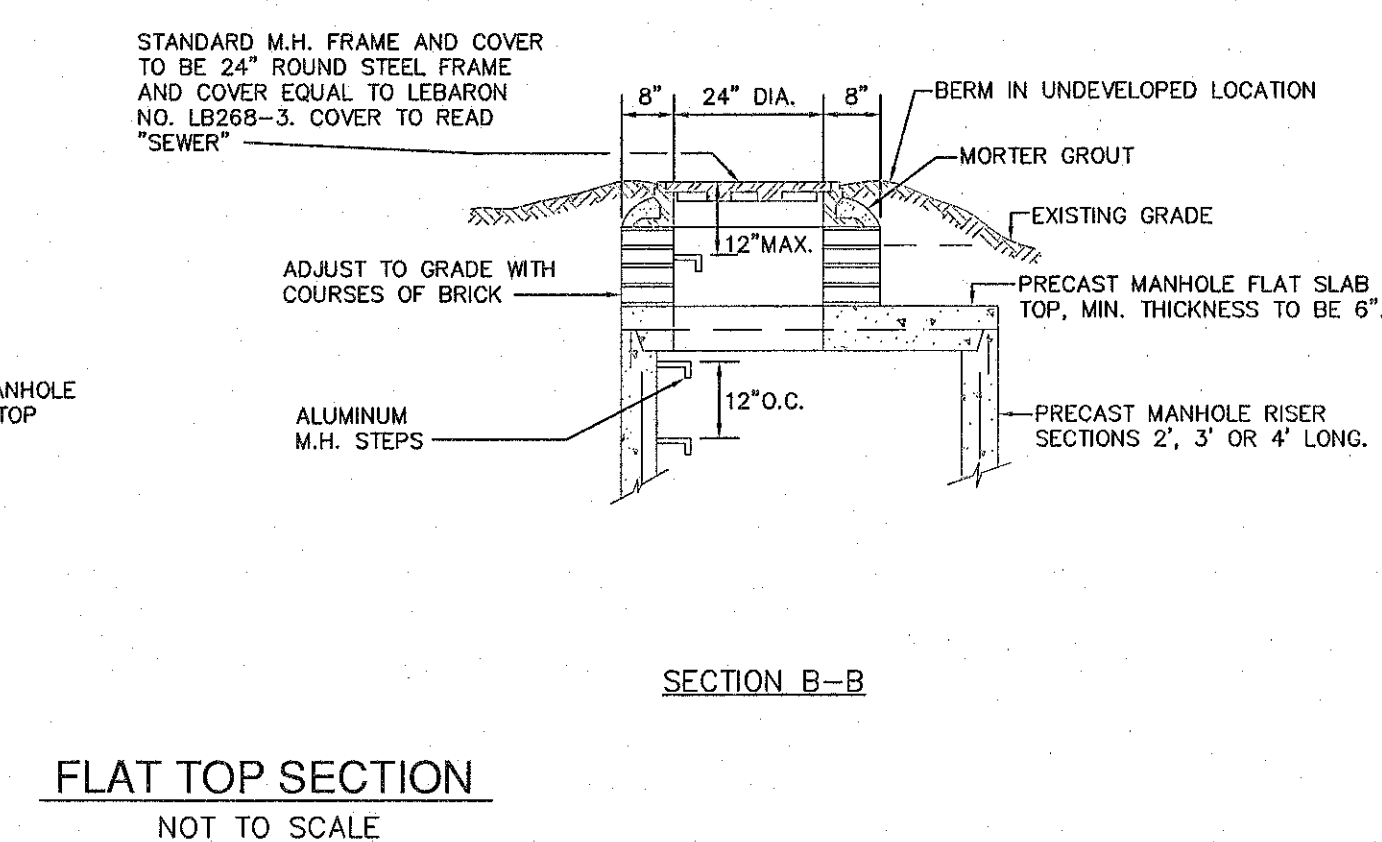
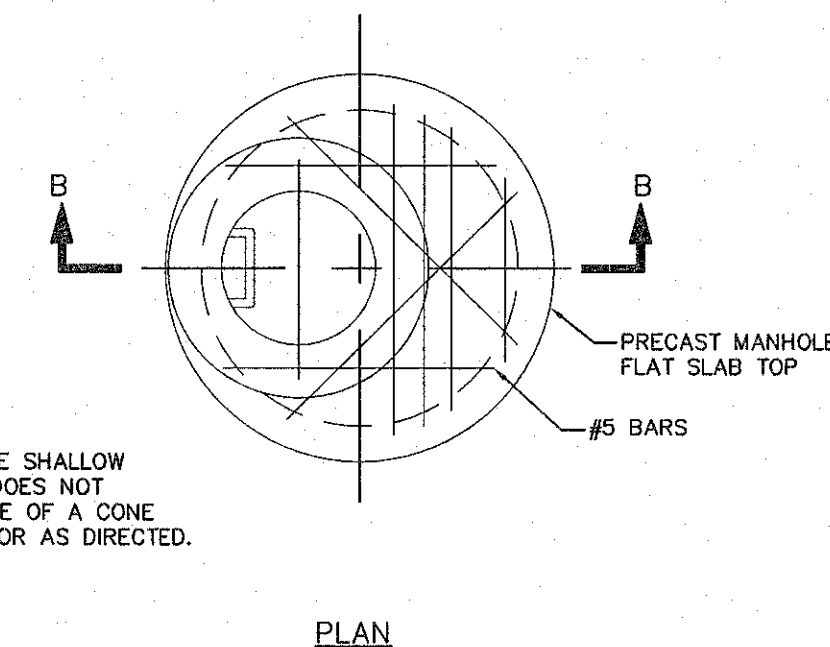
TYPICAL INSIDE DROP INLET MANHOLE DETAILS  
NOT TO SCALE



TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS  
NOT TO SCALE

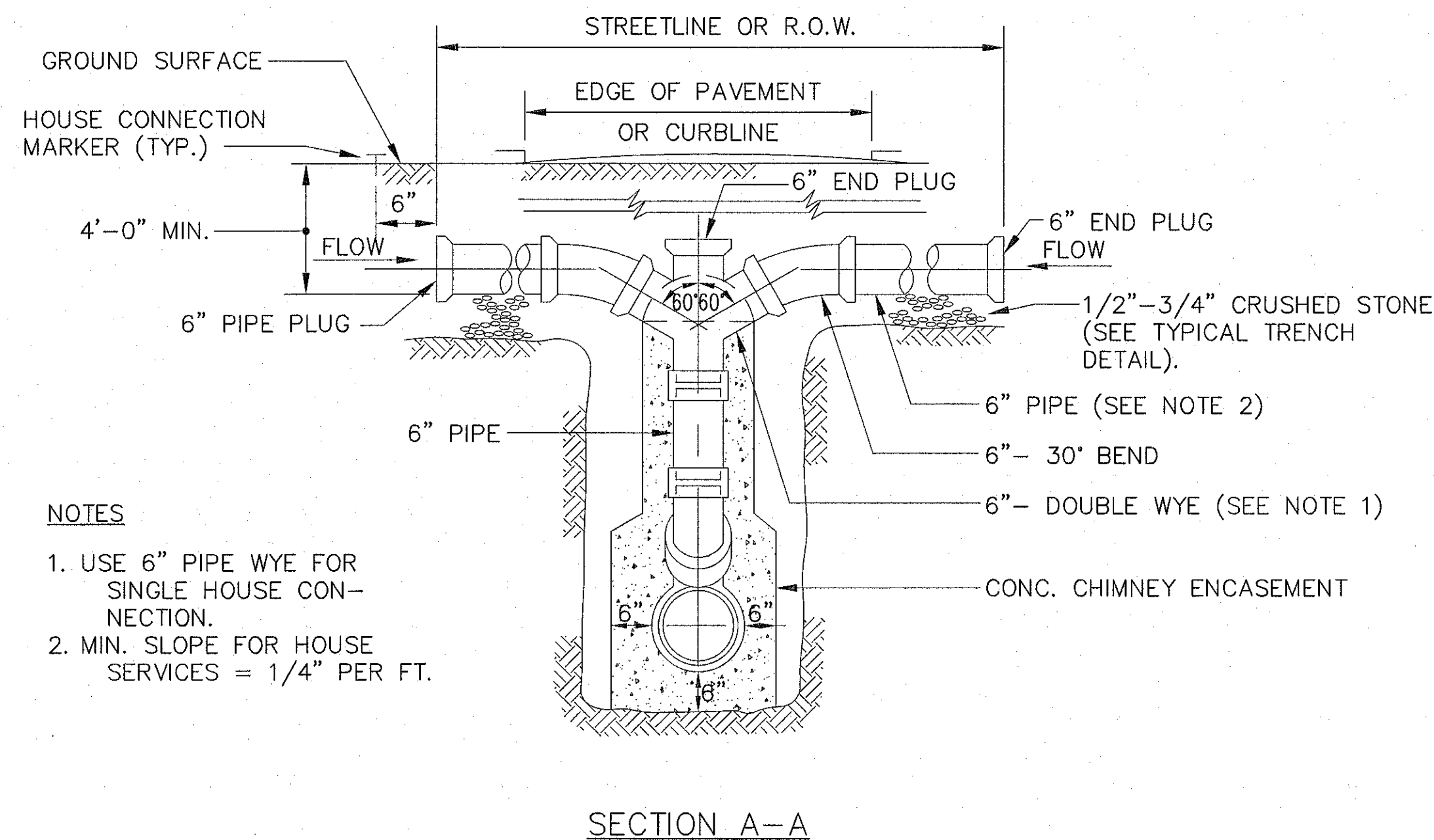
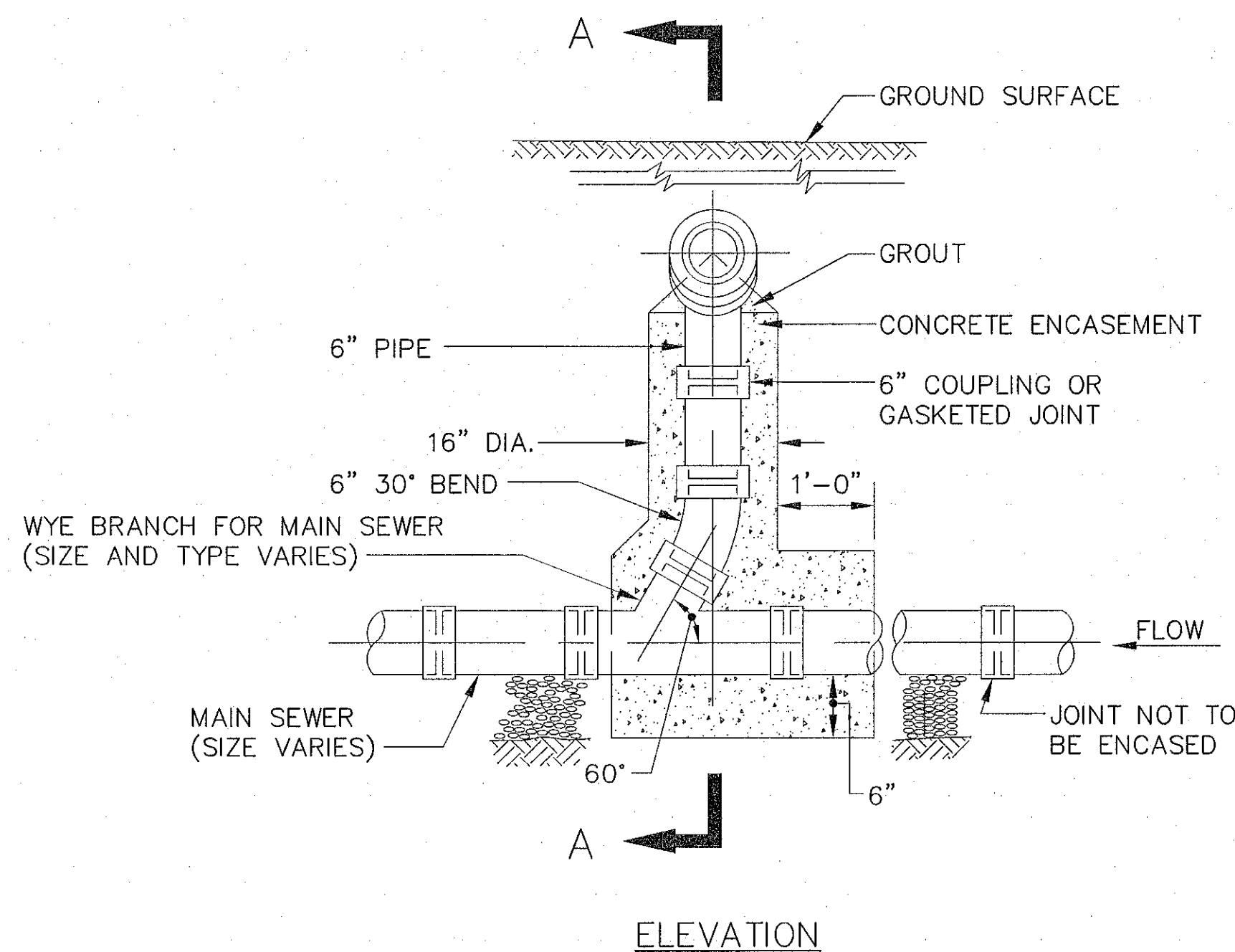


NOTE:  
FOR USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.



FLAT TOP SECTION  
NOT TO SCALE



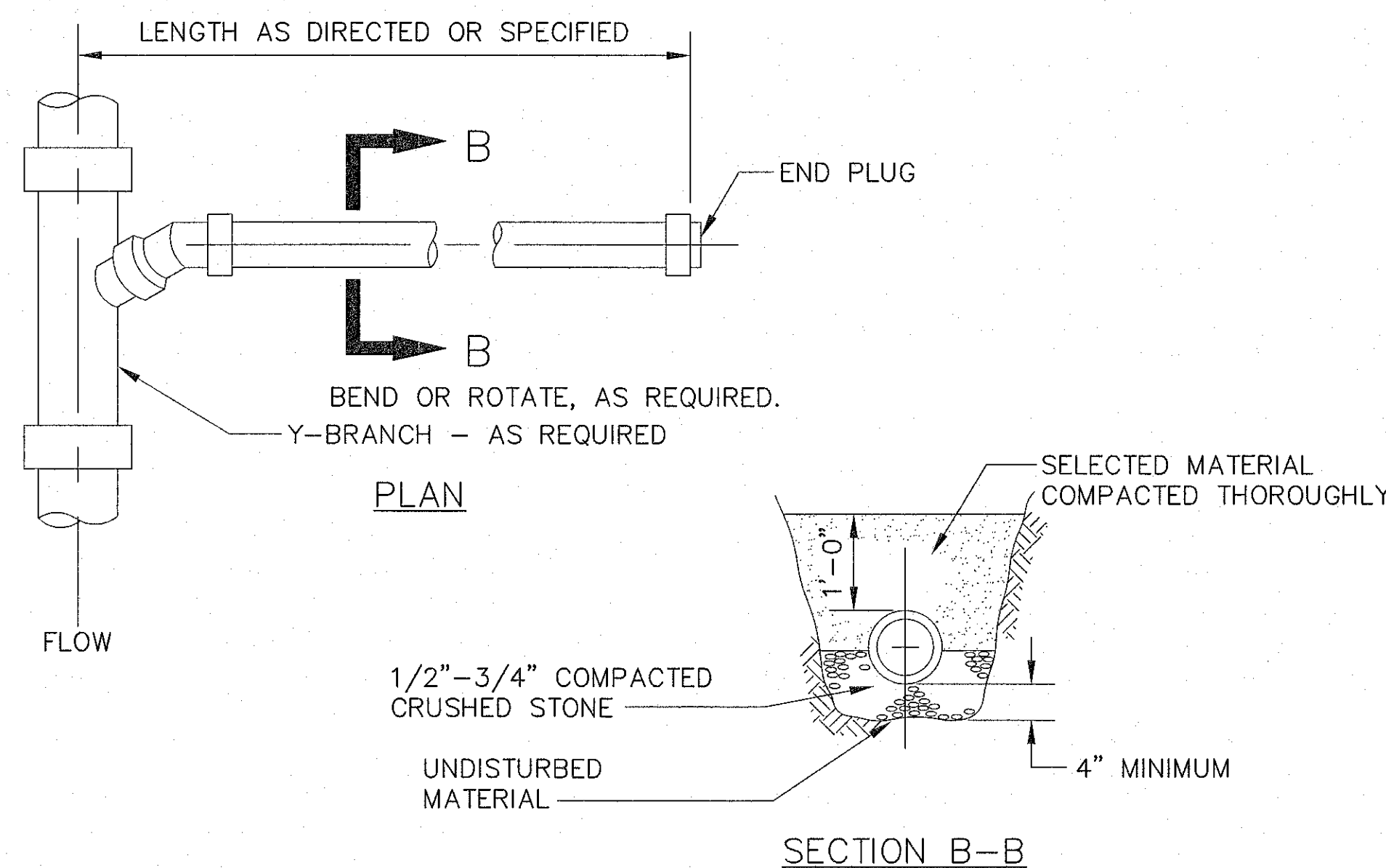
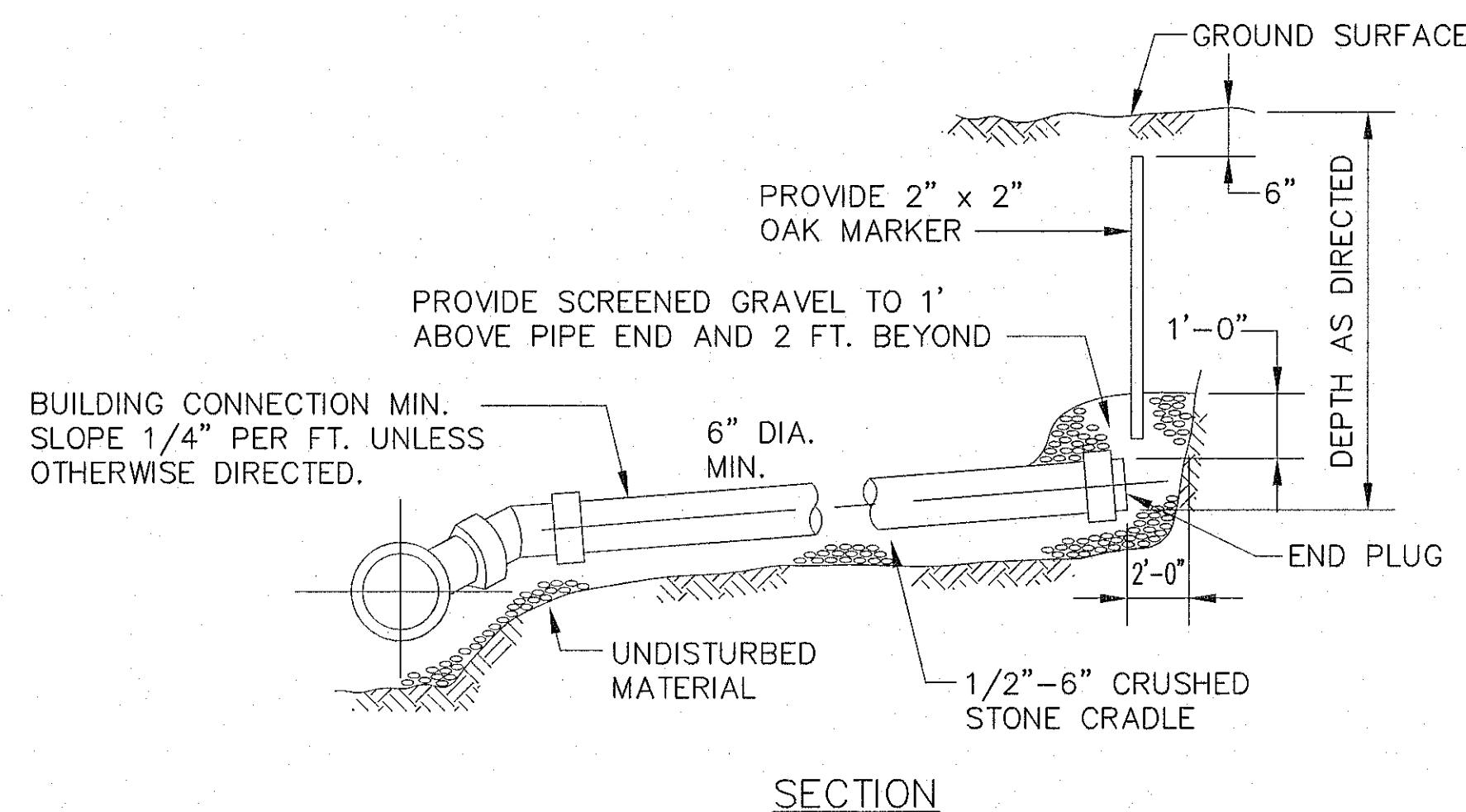


**NOTES**

1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.

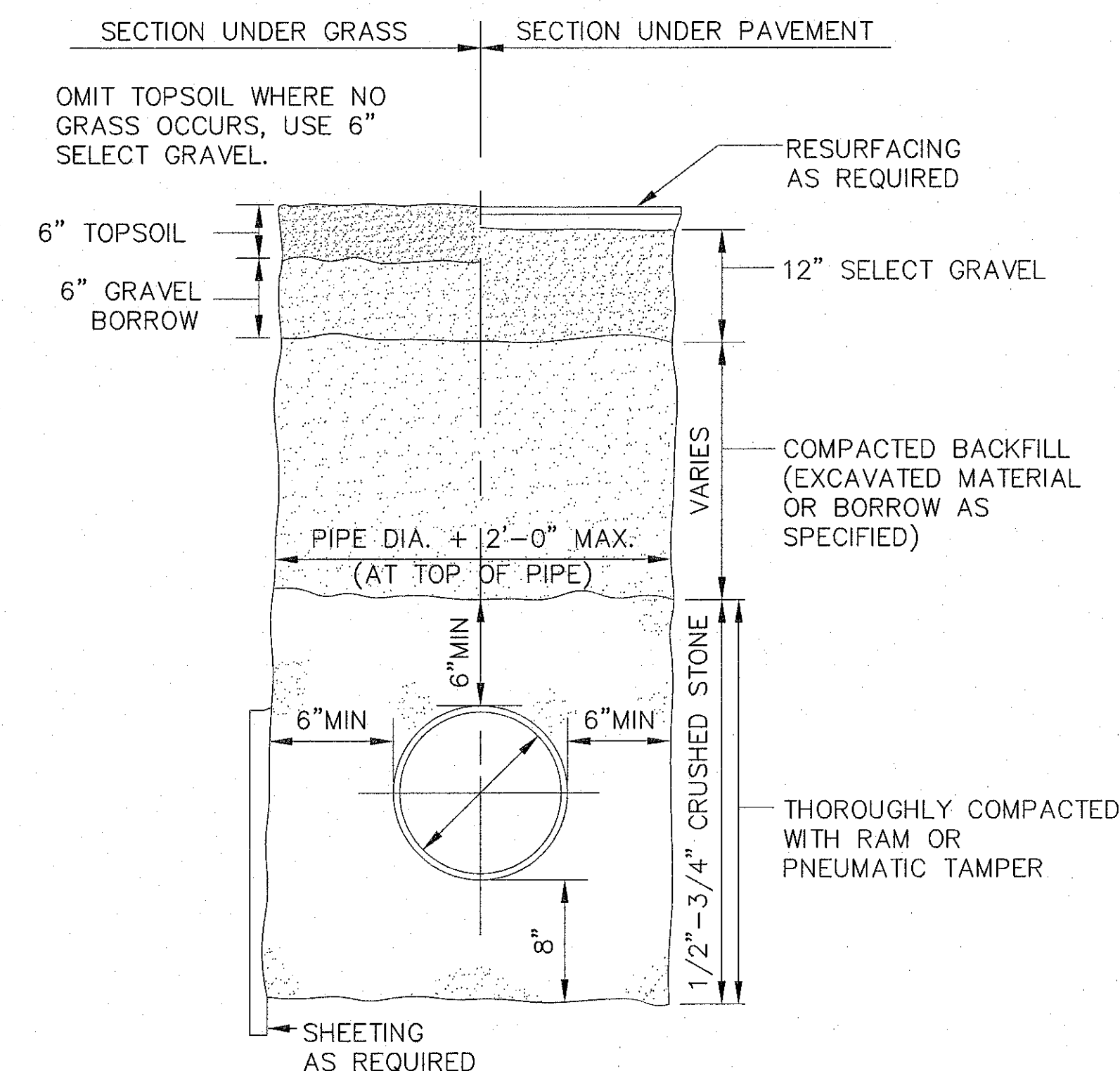
**TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL**

(FOR MAIN SEWER OVER 8'-0" DEEP)  
NOT TO SCALE

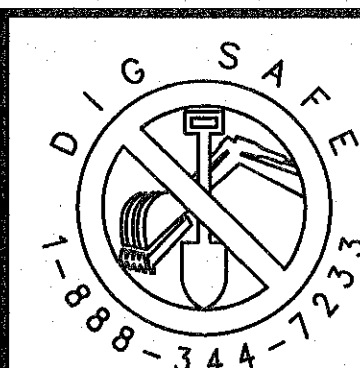


**TYPICAL BUILDING CONNECTION**

NOT TO SCALE



NOT TO SCALE



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FLD.:
DRW.:
CHKD.:

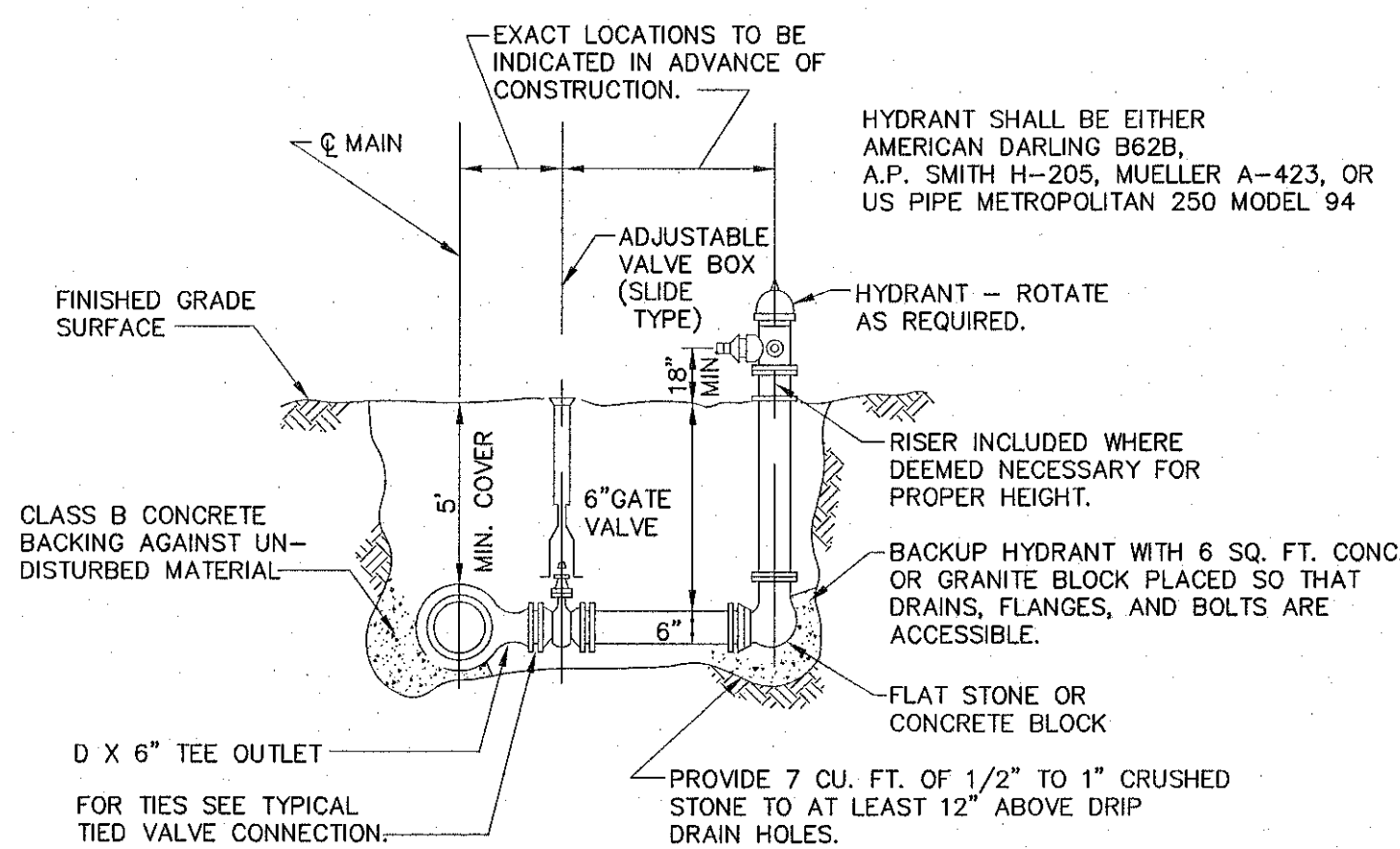
**TOWN OF WALPOLE, MASSACHUSETTS**  
**DEPARTMENT OF PUBLIC WORKS**  
**PLAN SHOWING TYPICAL**  
**SEWAGE CONSTRUCTION DETAILS**

LAST REVISED: MAY 1, 1997

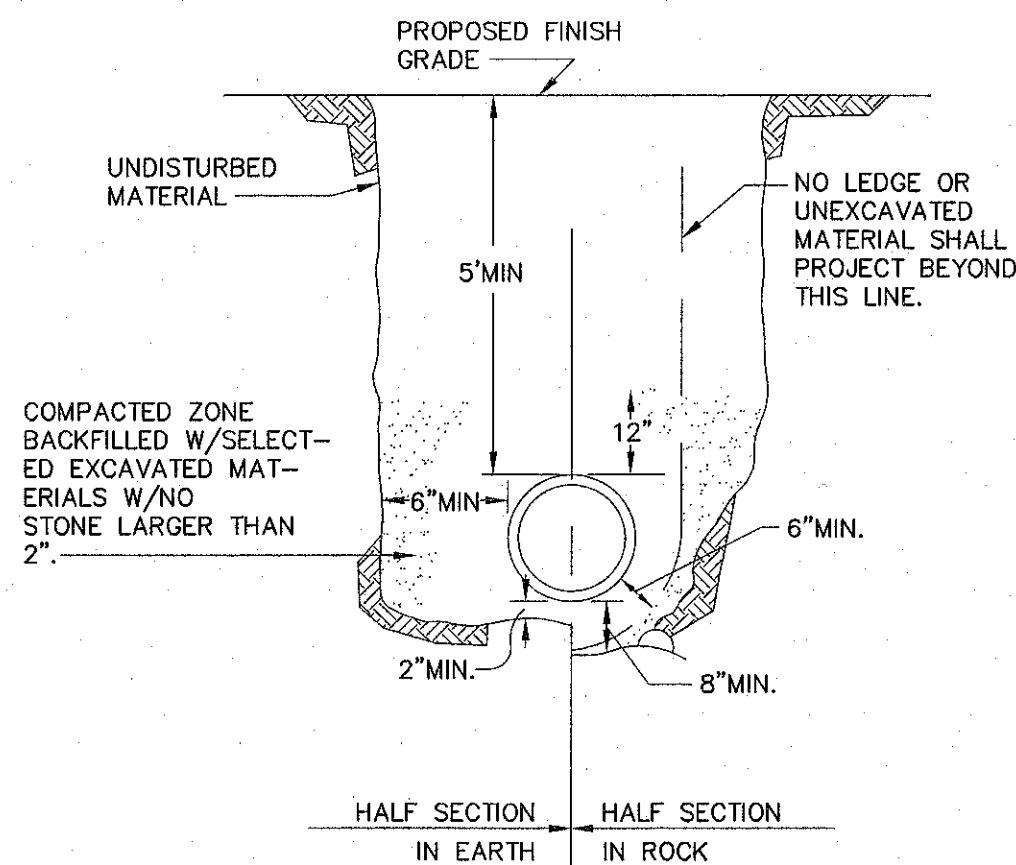
**GLM Engineering Consultants, Inc.**  
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**DEFINITIVE SUBDIVISION PLAN**  
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PREPARED FOR:  
WALSH BROTHERS BUILDING CO INC.  
11 SADDLE WAY  
WALPOLE, MASSACHUSETTS 02081

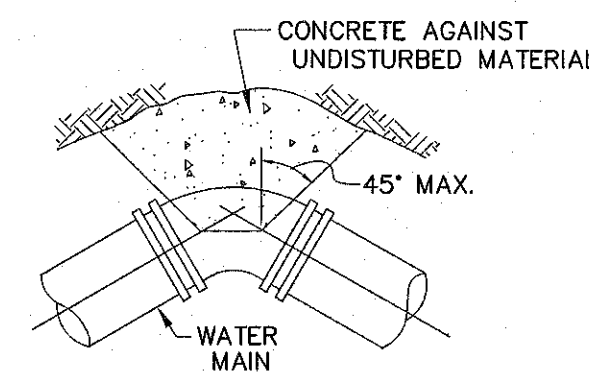
JOB No.	15,401
DATE:	Sept. 21, 2015
SCALE:	1"=40'
SHEET:	11 of 12
PLAN #:	26,950



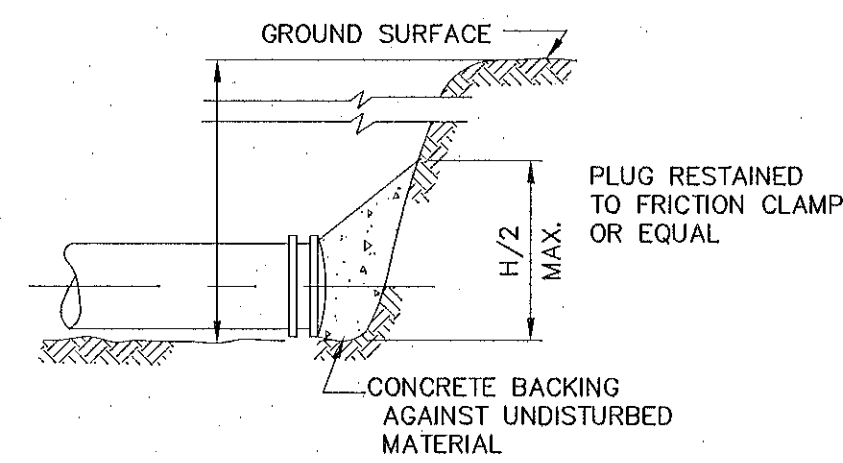
**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



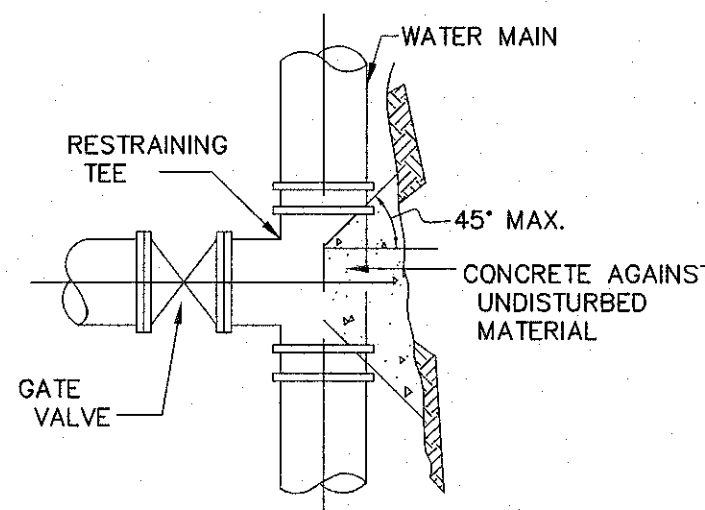
**WATER MAIN TRENCH DETAIL**  
NOT TO SCALE



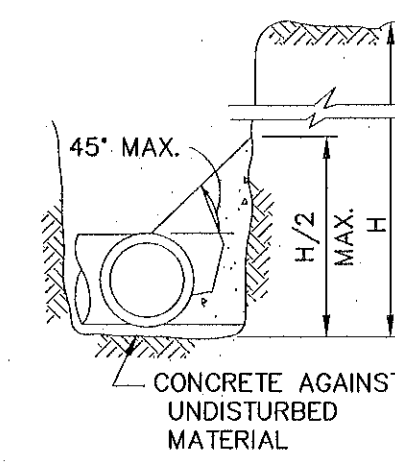
**TYPICAL BEND**



**TYPICAL PLUG**



**TYPICAL TEE**

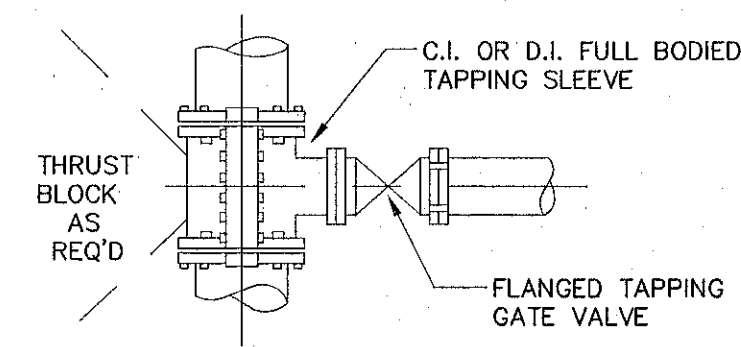


**TYPICAL SECTION**

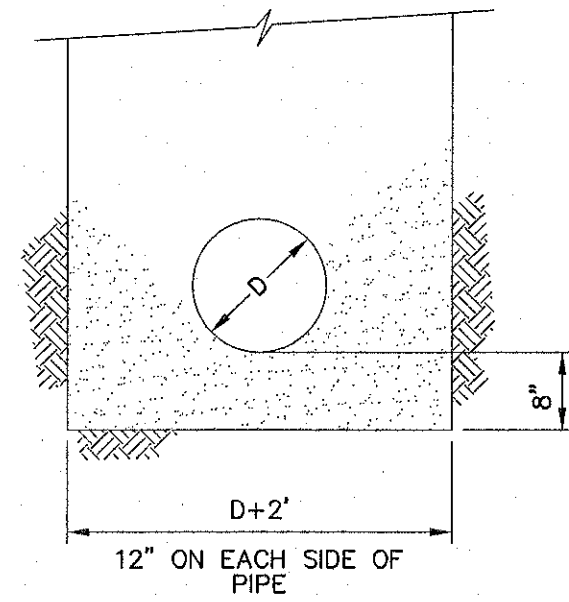
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8		8
10 AND 12	22	13	8	16

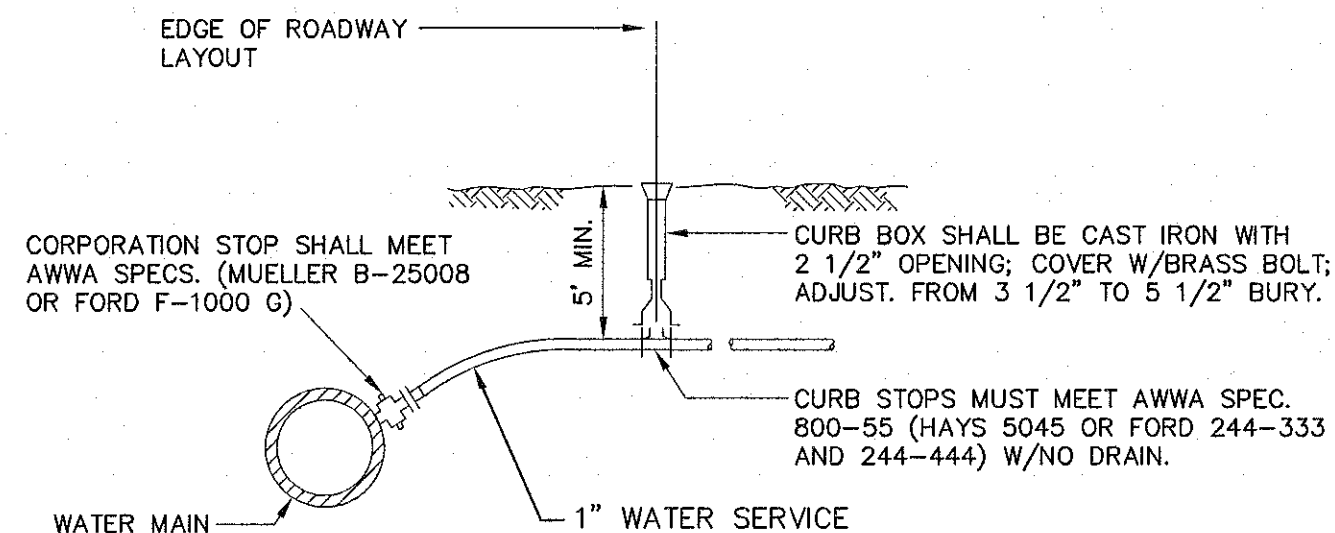
**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE



**TAPPING SLEEVE AND VALVE DETAILS**  
NOT TO SCALE

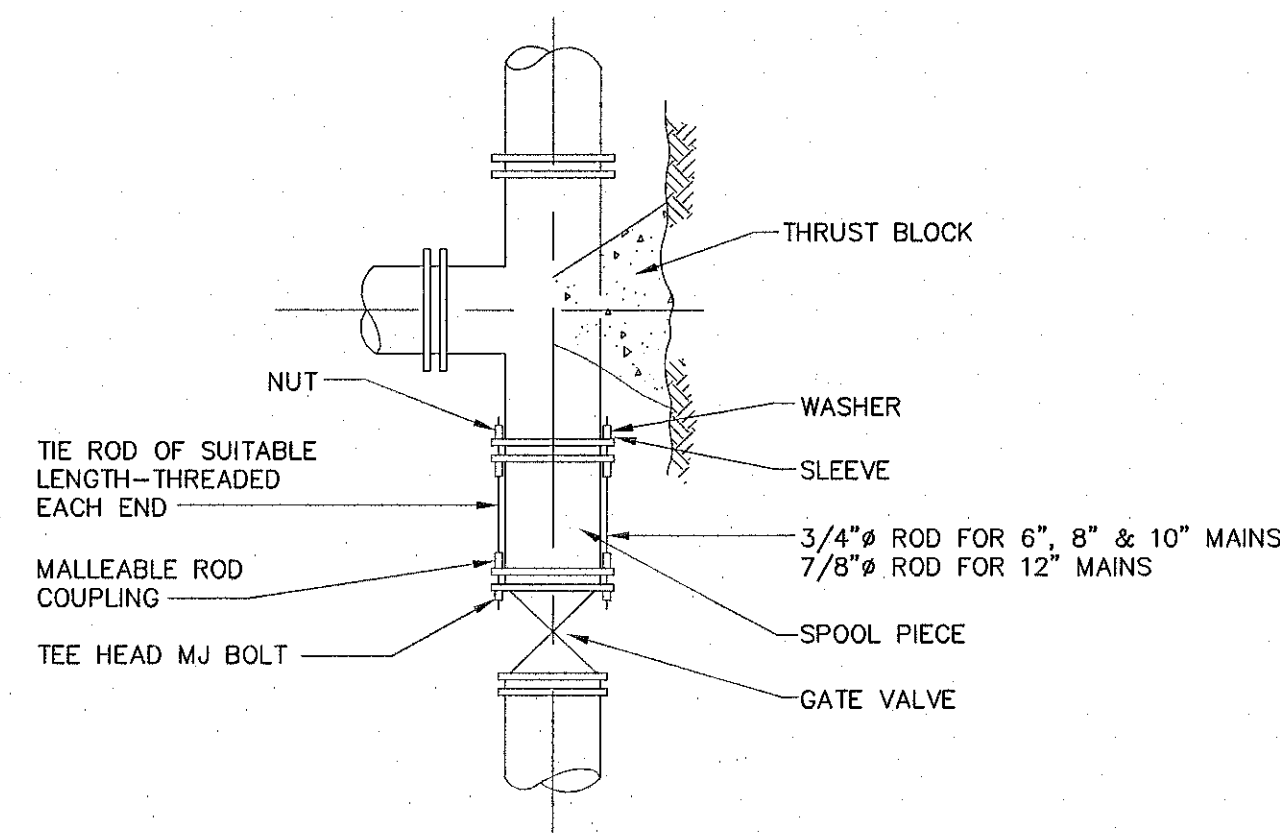


**PAYMENT LIMIT FOR LEDGE EXCAVATION**  
NOT TO SCALE

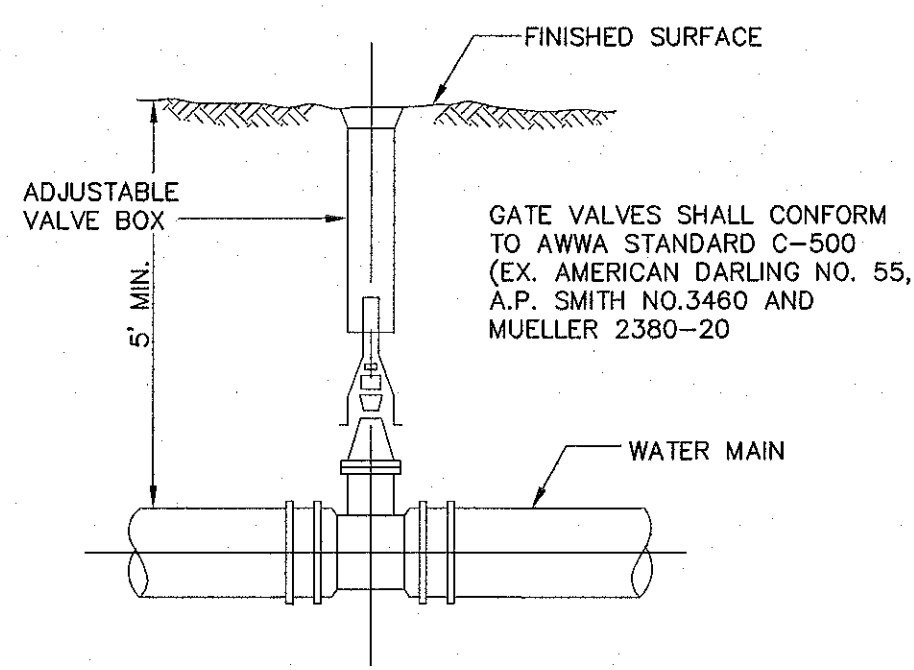


NOTE: COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.  
  
1 1/2\"/>

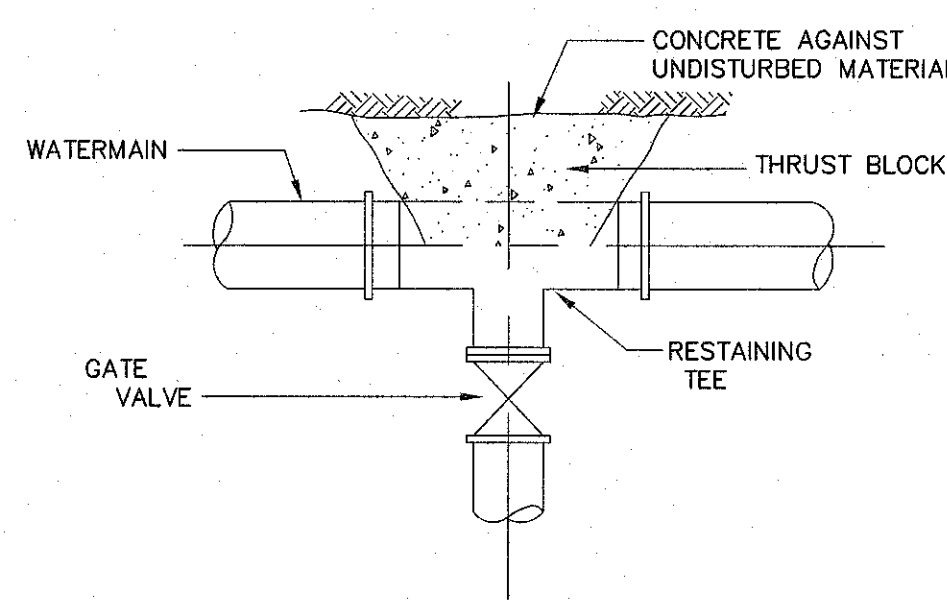
**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE



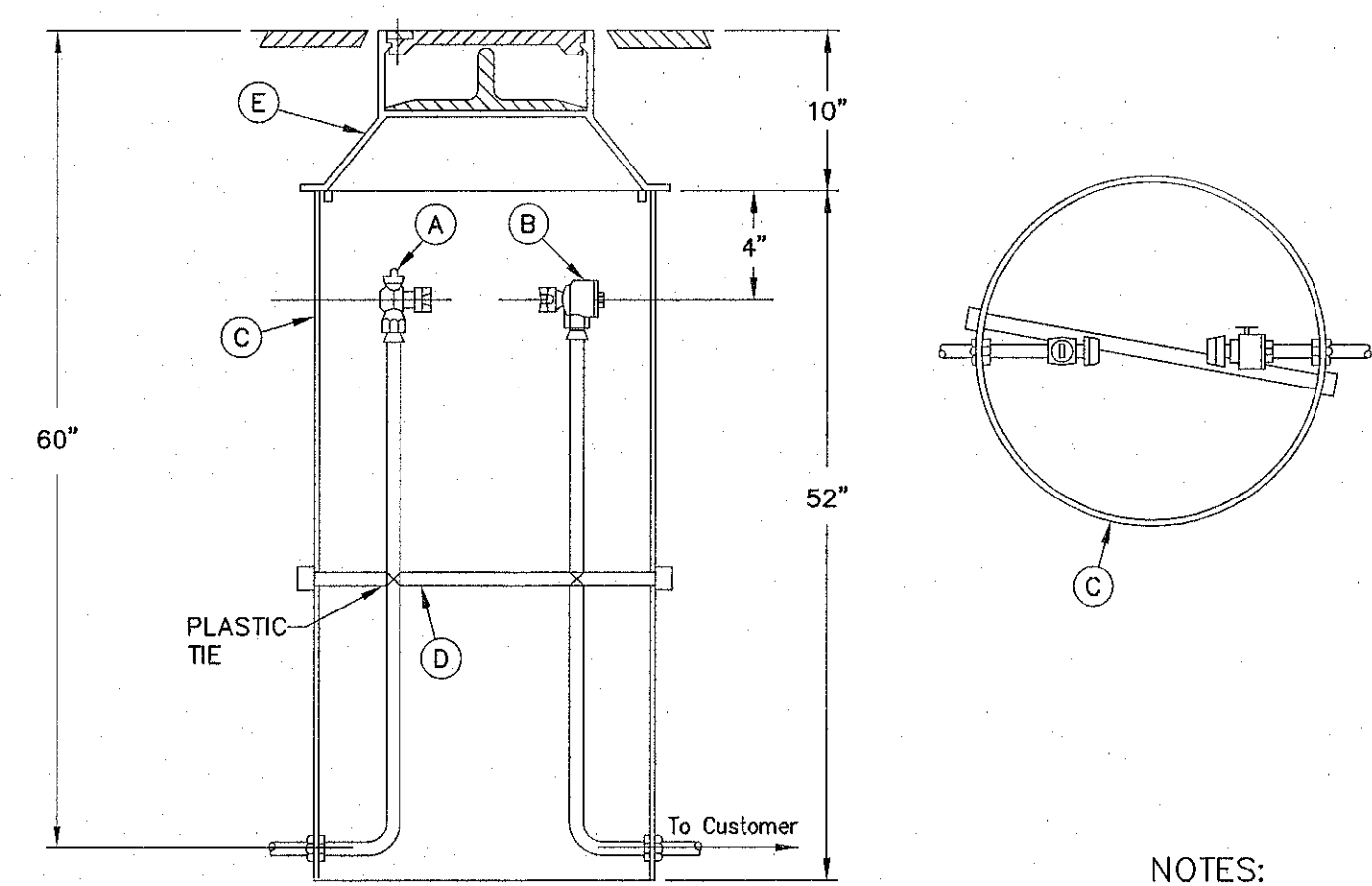
**TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS**  
NOT TO SCALE



**TYPICAL GATE VALVE**  
NOT TO SCALE



**TYPICAL LATERAL GATE VALVE CONNECTION DETAILS**  
NOT TO SCALE



ITEM	DESCRIPTION	CAT No.
A	ANGLE BALL VALVE	BA13-232W
B	DUAL ANGLE CHECK VALVE	HHA31-3230
C	20" I.D. PVC PIPE	
D	1/2" PVC SUPPORT & CAPS	
E	METER BOX COVER & LID	W-3

\* ORDERED SEPARATELY

- NOTES:
1. ALL SERVICE SHALL ENTER THE PIT AT A 90° ANGLE TO THE STREET.
  2. TO BE USED FOR DWELLINGS WHICH EXCEED A DISTANCE OF 200' FROM FRONT PROPERTY LINES.

**METER PIT SPECIFICATIONS**  
NOT TO SCALE



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**TOWN OF WALPOLE, MASSACHUSETTS**  
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**WATER CONSTRUCTION DETAILS**  
LAST REVISED: MAY 1, 1997

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